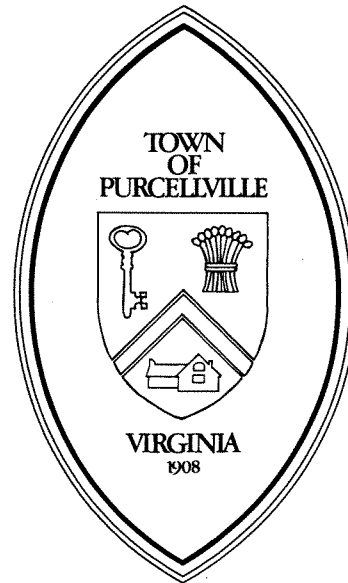
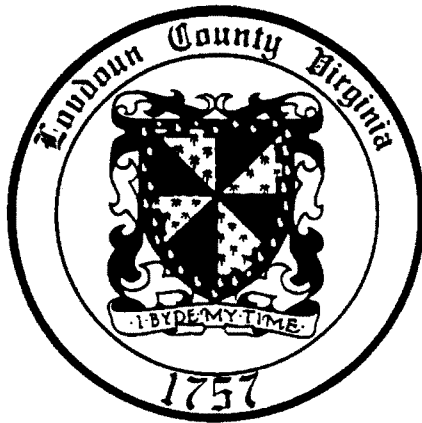


Purcellville

Urban Growth Area Management Plan

Adopted May 16, 1995 (Town of Purcellville)

May 17, 1995 (County of Loudoun)



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Purcellville

November-December, 1993

Urban

January-May, 1994

Growth

May 23, 1994

Area

Management

June 6, 1994

Plan

Process

June 29, 1994

July-September, 1994

February 28, 1995

March-May, 1995

May 16, 1995 Purcellville Town Council
May 17, 1995 Loudoun County
Board of Supervisors

Public Input
Workshops

PUGAMP
Citizens' Committee
Worksessions

Public Comment
Meeting

PUGAMP
Citizens' Committee
Final Draft Plan

Joint Town/County
Planning Commission
Public Hearing/Public
Comment

Joint Town/County
Subcommittee
Meeting Review and
Modification

Certified Joint
Planning Commission
Draft

Board of Supervisors
and Town Council
Public Hearing/Public
Comment

Board of Supervisors
and Town Council
Review and
Modification

Jointly
Adopted Plan

CHAPTER 1

Introduction



A. Context and Purpose

The Purcellville Urban Growth Area (UGA) covers approximately 3,100 acres (4.7 square miles) of land surrounding the incorporated Town of Purcellville located in western Loudoun County. This figure does not include the 1300 acres of land located within the Town. The Purcellville UGA is bisected by Route 7 (Business) and is bounded to the north by Route 711, by the Town limits and Route 690 to the west, and extends approximately one-half mile from the corporate limits of the Town to the east and the south (See Figure 1, p. 2).

Throughout its growth and development, the Town of Purcellville has served as the cultural and commercial hub of the surrounding farm community. In the late 1980s the Town and its environs experienced intense pressure for non-agriculturally related development. Despite the current economic recession, development interest in the Purcellville area has continued for a number of reasons. First, improvements to the Town's water treatment system have increased water capacity and availability. Second, the completion of the divided four lane segment of the Route 7 Bypass (Clark's Gap to Round Hill) and construction of the Dulles Toll Road extension (the Dulles Greenway) will strengthen the Purcellville area's transportation linkages to the east and west. Finally, as employment centers in the Washington Metropolitan area continue to edge westward, the Purcellville area is increasingly attractive for commuters seeking a wide range of housing opportunities.



Purcellville Urban Growth Area Management Plan Base Map

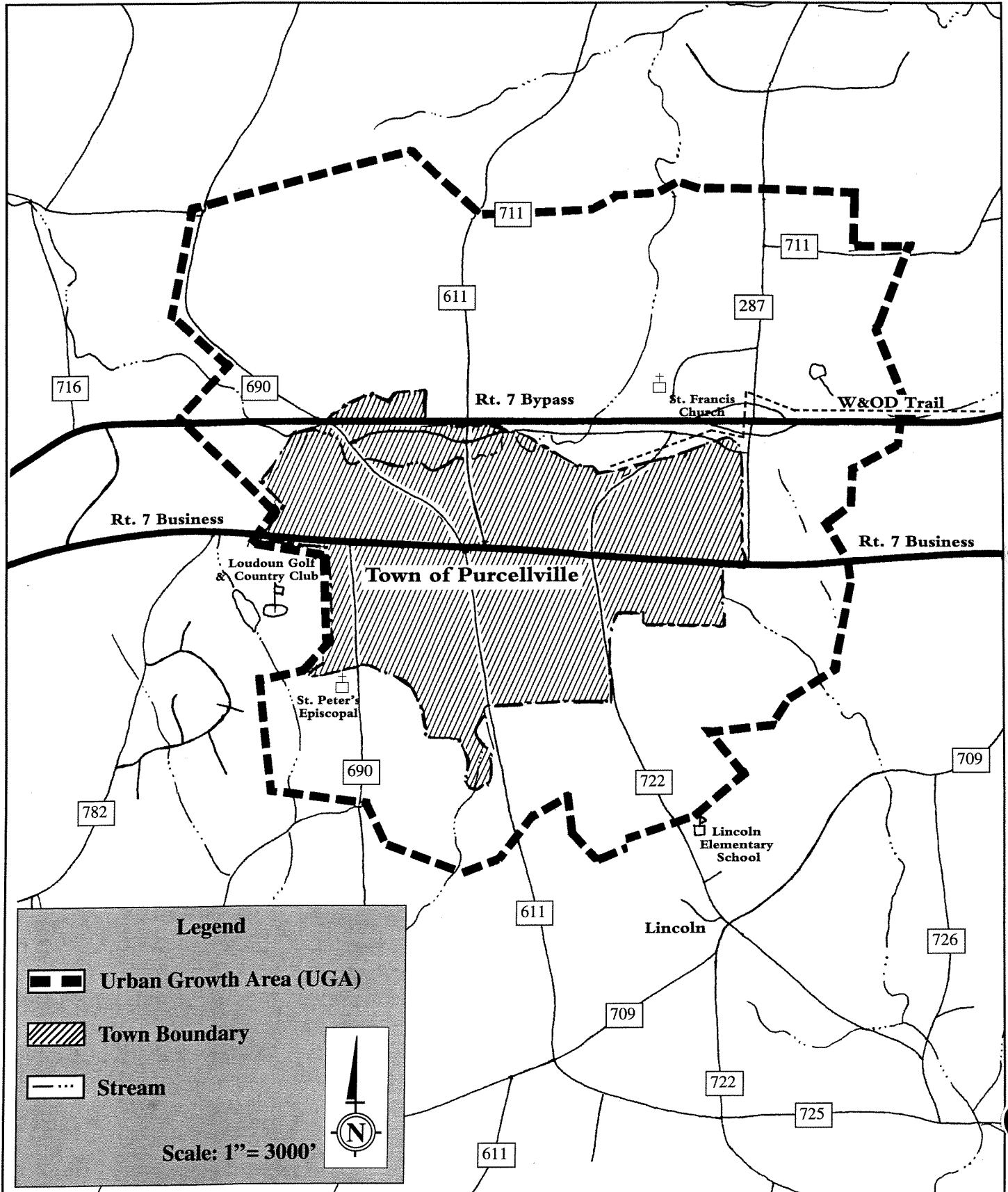


Figure 1.

In September 1991, the Loudoun County Board of Supervisors adopted the ***Choices and Changes: Loudoun County General Plan***. The General Plan provides general direction regarding land use surrounding the Town of Purcellville and also established an Urban Growth Area around the Town. The purpose of Urban Growth Areas is to encourage compact development in and around the County's existing towns where public utilities and services are available or will be available in the future, rather than in rural areas. The General Plan recommends that land in the Urban Growth Area around Purcellville be served with Town sewer and water service and proposes that land in the Urban Growth Area would be a logical area for the Town's growth and expansion over the next 50 years.

The impetus for a detailed ***Purcellville Urban Growth Area Management Plan*** (PUGAMP) grew out of a joint annexation agreement approved by the County and the Town in May 1993 (Appendix A). This agreement, which will allow the Town to annex property in the Purcellville Urban Growth Area as it deems appropriate, specifically requires that the Town and the County prepare a joint comprehensive plan to address land use, development densities, transportation, proffer guidelines and public utilities and facilities. The PUGAMP will provide guidance to the public and private sectors in coordinating land development activity, capital facility investments, utility line extensions, road improvements and similar actions. The plan will also provide a sense of Town and County land use goals and priorities based on comments by residents and landowners in the area.

B. History of the UGA Boundary

Rural Land Management Plan

The Purcellville Urban Growth Area Boundary has been the subject of considerable review and discussion for nearly a decade, beginning with the first effort to complete a plan for the area surrounding Purcellville in the mid-1980s. The concept of specific Urban Growth Areas around the towns, however, was initially set out in the policies of the County's 1984 ***Rural Land Management Plan***. To preserve farmland and encourage a compact and efficient development pattern for western Loudoun County, the RLMP recommended that the County establish Urban Growth Areas (UGA) around each of the five largest western towns. The UGAs would be the preferred location for new development in western Loudoun County. The extension of municipal sewer and water lines would also be permitted within the UGAs. The RLMP further stated that UGAs would be established through specific area plans for the towns. In the interim, the RLMP designated the corporate limits of each town as the Urban Limit Line defining the UGA.

1988 Purcellville Area Management Plan

A specific Purcellville Area Management Plan effort was initiated in 1986 when the Loudoun County Board of Supervisors appointed a 13 member citizens' committee, at the request of the Purcellville Town Council, to develop a plan for land surrounding the incorporated Town. One of the first tasks of this committee, made up of Town and County residents, was to define the area of influence surrounding the Town of Purcellville and establish a planning area boundary. After reviewing three alternative planning area boundaries developed jointly by County planning staff and the County Planning Commission, the Citizens' Committee established a planning area that extended approximately one mile north and south of the Town and approximately one-half mile to the east and west of the Town. The boundary generally followed property lines, roads or streams. This line constituted the study area for the Purcellville Area Plan.

In 1987, after reviewing several alternatives, the Purcellville Area Management Plan Citizens' Committee established an Urban Limit Line around the Town, within the Purcellville planning area. The Citizens' Committee established an Urban Growth Area around the Town that extended approximately one-half mile to the north, south and east of the Town and that was co-terminus with the Town corporate limit to the west. The one-half mile distance was selected by the Citizens' Committee based on their vision for the ultimate size of urbanized Purcellville. The area was also based on the potential for siting pump station locations as determined by watersheds and subwatersheds in the Purcellville planning area since pump stations would be required to serve most of the UGA given the topography of the area and the location of the Town sewer plant.

Therefore, the 1988 Purcellville Urban Growth Area Boundary was defined primarily by natural and topographic features rather than roads or parcel boundaries. Nevertheless, to the greatest extent possible, efforts were made to have the boundary coincide with property boundaries where feasible. The 1988 Purcellville Area Management Plan was completed by the Citizens' Committee and forwarded to the County Planning Commission for review. Completion of the plan was put on hold indefinitely due to other planning priorities, including completion of a new Countywide plan.

The General Plan

In June 1990, in connection with work on the new Countywide plan, the Loudoun County Planning Commission met with representatives of the Purcellville Town Council and the Purcellville Planning Commission to request that the Town provide the County with input on a Purcellville Urban Growth Area. In July 1990, the County Planning Commission considered six alternative Urban Limit Lines for the Town of Purcellville, including those developed by County Planning Staff, the Town of Purcellville and the original UGA boundary drawn by the Purcellville Citizens' Committee in 1988.

The County Planning Commission ultimately supported a line that was larger than the 1988 Citizens' Committee line and smaller than the line requested by the Town. This line was subsequently amended in August 1990 to include the remainder of a parcel split by the line. The UGA boundary was amended by the Board of Supervisors in June 1991 at the request of the Town of Purcellville. The Town Council requested the amendment to assure that the boundary would be large enough to accommodate the Town's growth over the next 50 years. As previously noted, the final Purcellville UGA boundary, as endorsed and requested by the Purcellville Town Council, was adopted by the Board of Supervisors when the *General Plan* was adopted in September 1991. A complete description of this boundary is included in Appendix B.

C. Relationship to Town and County Planning Documents

State enabling legislation requires that towns and counties in Virginia adopt and prepare comprehensive plans to promote "coordinated, adjusted and harmonious development...which will best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants." To this end, both the town and the County have adopted comprehensive plans and zoning ordinances which govern land use within their respective jurisdictions. As an incorporated Town, Purcellville independently governs its own land use matters through its Town Council and Planning Commission. Typically, land immediately outside the corporate limits of a town is subject to policies and regulations in the County's comprehensive plan and zoning ordinance. The PUGAMP is unique because it is the first area plan developed and adopted jointly by a town and the County.

The Town's Comprehensive Plan, adopted in 1991, does not address land outside its corporate limits. Although the County's *General Plan* provides guidelines for land use in the Purcellville Urban Growth Area, these policies are superseded by the policies included in the PUGAMP. The PUGAMP will be implemented as an element of both the Town's and County's respective comprehensive plans. **Although the PUGAMP sets the blueprint for development in the UGA, the plan does not change existing zoning. Actual implementation of the plan will occur on a case by case basis as individual landowners seek approval for rezonings, special exceptions, subdivisions and site plans.** Property that is annexed by the Town will be subject to the Town's zoning ordinance, subdivision ordinance and facilities standards manual, rather than the County's. These documents regulate the type and intensity of land uses and site design, development and construction.

D. Community Planning Process

As previously stated, the Town/County joint annexation agreement specifically required that the Town and the County prepare a joint

comprehensive plan for the Purcellville Urban Growth Area. The annexation agreement further specified that the plan be prepared by a joint comprehensive plan committee composed of 15 individuals: two members of the Town Planning Commission, two members of the County Planning Commission, five landowners or residents of the County and six landowners or residents of the Town of Purcellville. The Committee was appointed in October 1993 and provided with an inventory of existing conditions in the Purcellville UGA.

The County and the Town were committed to public participation and community involvement during preparation and review of the PUGAMP. Therefore, the joint committee began its work on the plan by holding three public workshops. These workshops were designed to encourage citizens to share their visions of the future for the Urban Growth Area and to ensure that public opinion would help set the fundamental direction of the plan. The Purcellville community meetings were conducted on November 8, November 22, and December 6, 1993. An average of 30 people, including members of the PUGAMP Citizens' Committee, attended and participated in each of the meetings. Over the course of these meetings, planning staff from the County and the Town worked with area residents and landowners to identify what people hope will occur in the Purcellville area and what they foresaw as key issues in the development of the area. The three meetings each had a specific purpose:

Workshop One: Citizens were asked to share their vision for the future of the Purcellville area; they were also asked to identify the strengths and weaknesses of the area and the threats and opportunities that might affect that vision;

Workshop Two: Citizens were asked to review *General Plan* policies proposed for the Purcellville UGA and identify needed changes or enhancements;

Workshop Three: Citizens were given the opportunity to make comments regarding specific properties or individual concerns and issues.

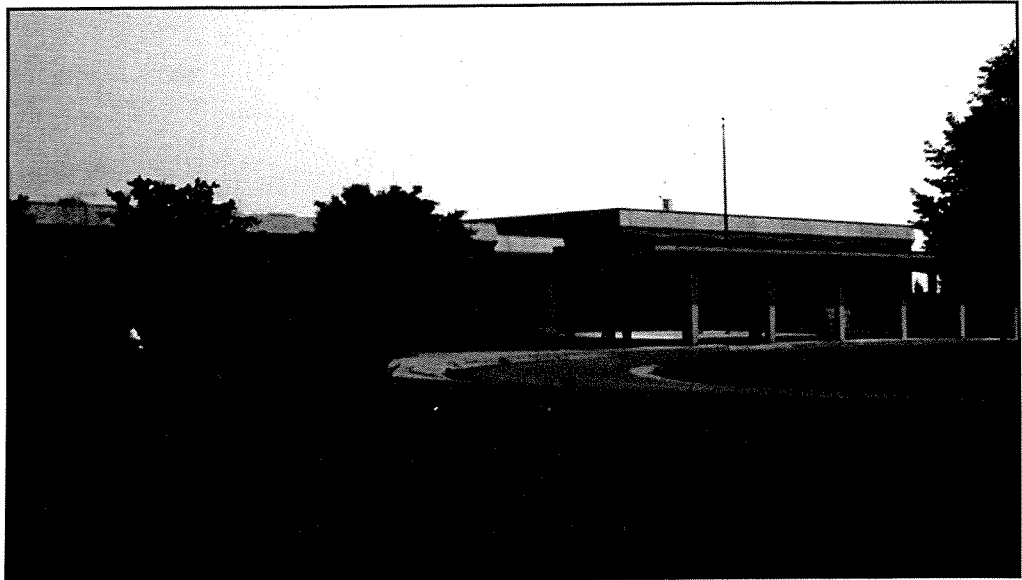
These workshops preceded any policy decisions and are summarized in Appendix C - The *Purcellville Urban Growth Area Management Plan* Community Report.

Following the community workshops, the 15 member joint committee met weekly from January to May 1994 to evaluate information from area residents, landowners, technical advisors, and to review issue papers, evaluate policy options and work with Town and County planning staff to write the actual Plan document. The inventory report prepared for the Committee, issues papers and minutes of each of the meetings are available at the Town offices and the County planning department.

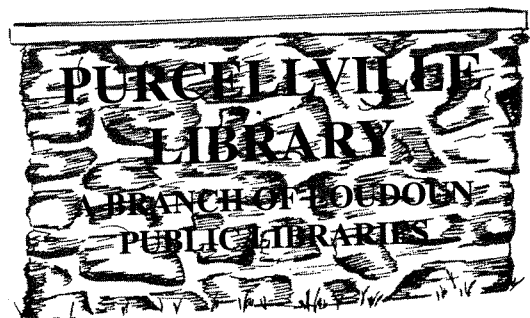
The PUGAMP Citizens' Committee completed plan policies in May 1994 and held a public comment meeting on the draft policies on May 23, 1994. Following review of the comments, the Committee made final revisions to the draft policies and forwarded a final draft plan on June 6, 1994.

Formal review of the draft PUGAMP by the Town and County Planning Commissions began in June 1994. A subcommittee of Town and County Planning Commissioners met in July and presented a revised joint plan to the full Town and County Planning Commissions in September 1994. After a three month hiatus to gather additional information on central sewer and water service options for the UGA, work on the plan resumed in January 1995.

The Town and County Planning Commissions certified a final draft plan on February 28, 1995. The Board of Supervisors and Town Council held a joint public hearing on the certified draft on March 15, 1995. Following the Board and Town Council public hearing, a six member subcommittee of the Board and the Town Council met five times to resolve outstanding issues. On May 4, 1995, the subcommittee forwarded a revised joint draft plan to the Purcellville Town Council and Loudoun County Board of Supervisors with a recommendation of approval. The Plan was adopted by the full Town Council and Board of Supervisors on May 16, 1995 and May 17, 1995, respectively.



The Community Workshops were held at Blue Ridge Middle School in Purcellville.





CHAPTER 2

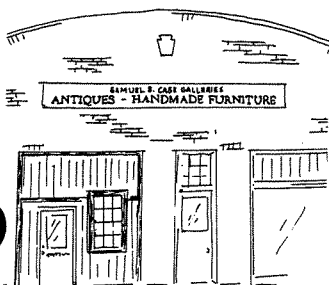
Mission Statement & Goals



A. Mission Statement

Throughout development of this plan, citizens shared their hopes for the future of the Purcellville area. These ideas and visions shaped the fundamental direction of this plan and led to the following mission statement and goals. These statements also serve as the foundation for the policies of this Plan.

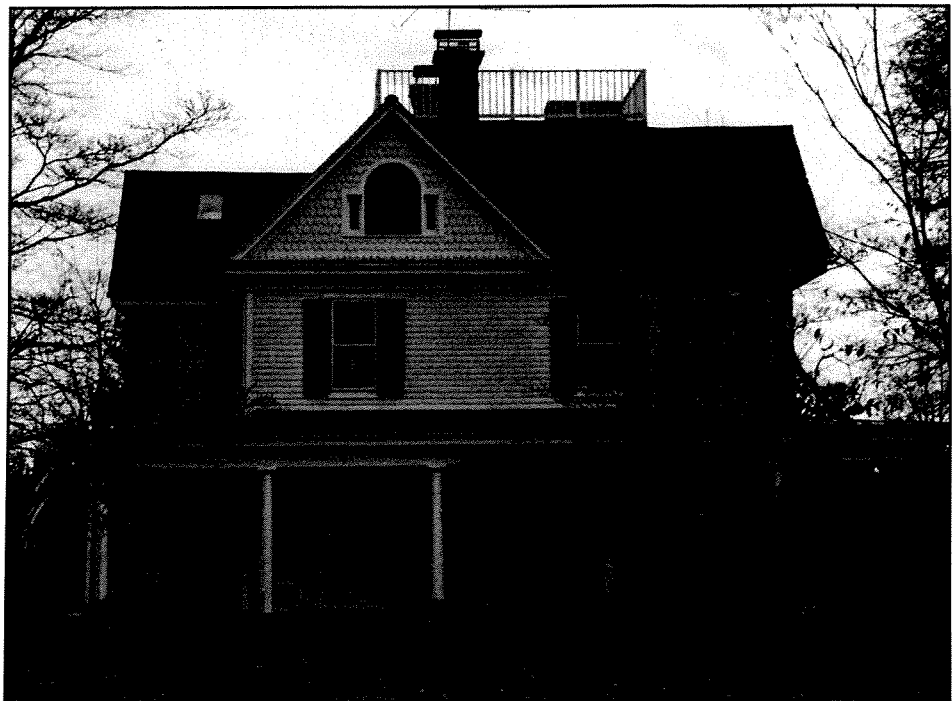
The purpose of the Purcellville Urban Growth Area Management Plan is to expand upon the Town's Comprehensive Plan by accommodating future development in the Urban Growth Area that enhances the role of Purcellville as a thriving, self-sustaining, business, social and cultural center for western Loudoun County and that continues the sense of community treasured by its residents.



B. Community Goals

1. The Purcellville area will provide a variety of housing and employment opportunities. New residential development should be balanced with industrial and business development to maintain affordability and fiscal stability.

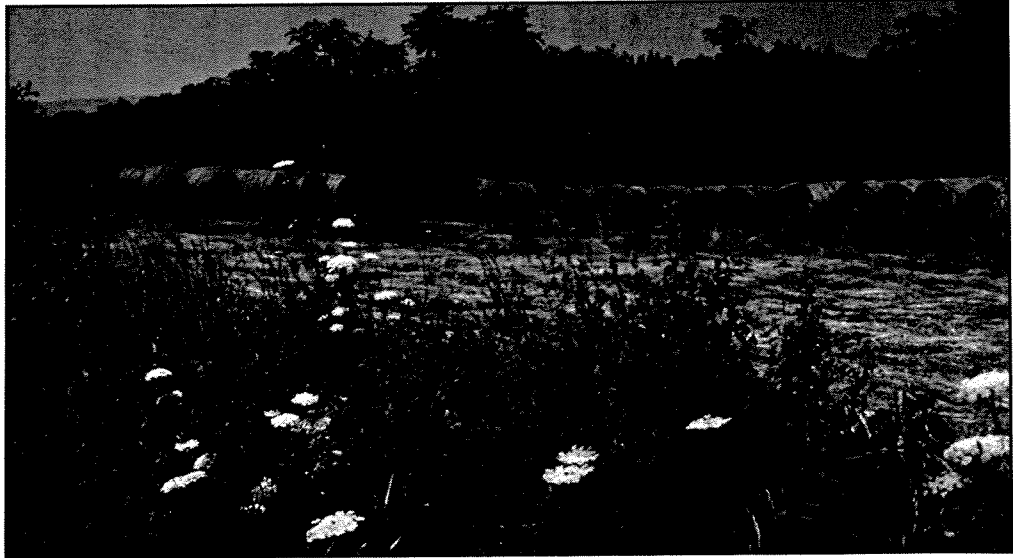
-
2. The Purcellville area will offer diverse housing options to people of all ages and incomes.
 3. New commercial centers in the UGA will be planned to support existing commercial centers in the Town of Purcellville.
 4. Purcellville will maintain a distinct identity and a sense of heritage. Important scenic, environmental and historic resources will be protected. Clustered and compact development will be encouraged.
 5. Growth will be planned and orderly to ensure that essential services and utilities are not overburdened. Public facility, utility and service improvements such as the addition of new schools, parks, police personnel, and roads will be timed to keep pace with growth.
 6. New development will be designed to complement the character of the existing town. Roads, sidewalks, and trails will link new communities in the UGA to public facilities and commercial centers in the Town to foster a sense of community and belonging. Design guidelines will promote development which is compatible in character, density and scale with existing neighborhoods.



Purcellville's Victorian Main Street exemplifies the traditional qualities that residents of the area hope to see in new communities.

CHAPTER 3

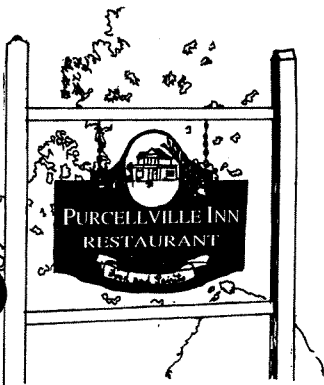
Natural & Cultural Resources



The natural environment is a fundamental influence on land use. Generally, areas that are unsuitable for development such as steep slopes, wetlands, floodplains and soils that will not percolate are obvious. Conflicts begin to occur, however, when development threatens the integrity of important environmental features or when technological improvements can be employed to overcome environmental constraints. In addition to natural features that make the Purcellville area unique, historic structures and the Town itself are evidence of the area's importance as a major center for trading in western Loudoun. This plan will be valuable in striking a balance between the pressures and impacts of development and the preservation of important natural and culture resources. The planning area has a wealth of natural and cultural resources that shape the character and identity of the community. The *Purcellville Urban Growth Area Management Plan* includes policies designed to encourage the wise use and conservation of these resources.

A. Environmental Resources

Natural resources and scenery were listed as positive attributes of the planning area by citizens who participated in the Purcellville public workshops. Existing policies in the County's *General Plan* outline the County's overall strategy for natural resource management; the PUGAMP seeks to enhance these policies by recommending the adoption of ordinances that protect key resources in the UGA.



Water resources, more specifically floodplains and groundwater resources, will be among the features most affected by development in the planning area. There are approximately 100 acres of vacant land in major floodplain (draining 640 acres or more) and approximately 115 acres of minor floodplain (draining less than 640 acres) in the Purcellville Urban Growth Area (see Figure 2, p. 13). Existing County policy designates floodplain areas as environmentally critical since construction in the floodplain can increase risks of property damage and reduce the floodplain's natural storage capacity. As new development occurs in the UGA, efforts will be made to ensure that floodplains and stormwater management facilities can accommodate additional water runoff from increased impervious surface area (driveways, roads, parking lots, etc.).

Groundwater supplied through wells and springs owned by the Town is an important source of drinking water in the Purcellville area. In addition, residents currently living in the Purcellville UGA depend on individual wells as their source of drinking water. Water supply was specifically mentioned as a concern by citizens at public workshops held in Purcellville. The County and Town must take precautions to protect groundwater as a fragile resource since area residents depend on groundwater as their water source.

Finally, the plan addresses steep slopes in the Purcellville UGA by recommending application of the County's steep slopes performance standards. There are approximately 60 acres of steep (15% or greater) slopes in the area located mainly along streams such as Jack's Run, a tributary of Goose Creek, Crooked Run and Catoctin Creek (See Figure 3, p. 14). In most cases these steep slopes are within or adjacent to floodplain areas and are highly erodible. Steep slopes need to be maintained in order to avoid erosion, downstream flooding, structural damage to roads and buildings and environmental pollution.

Environmental Resources Policies

1. The Town and the County support the continued application of relevant ***General Plan*** natural and cultural resource policies to protect key environmental resources in the Purcellville UGA.
2. The Town will amend the Town's Zoning Ordinance to include the following County environmental districts/regulations: Floodplain Overlay Zone, Creek Valley Buffer regulations and Performance Standards for Steep Slopes. These ordinances will be administered uniformly by the Town and the County and will apply both in the UGA and the Town.
3. The Town and County will promote policies that recognize the importance of wildlife as an important natural resource asset in the Urban Growth Area and will promote wildlife resource protection through open space policies.

Purcellville Urban Growth Area Management Plan

Major and Minor Floodplains

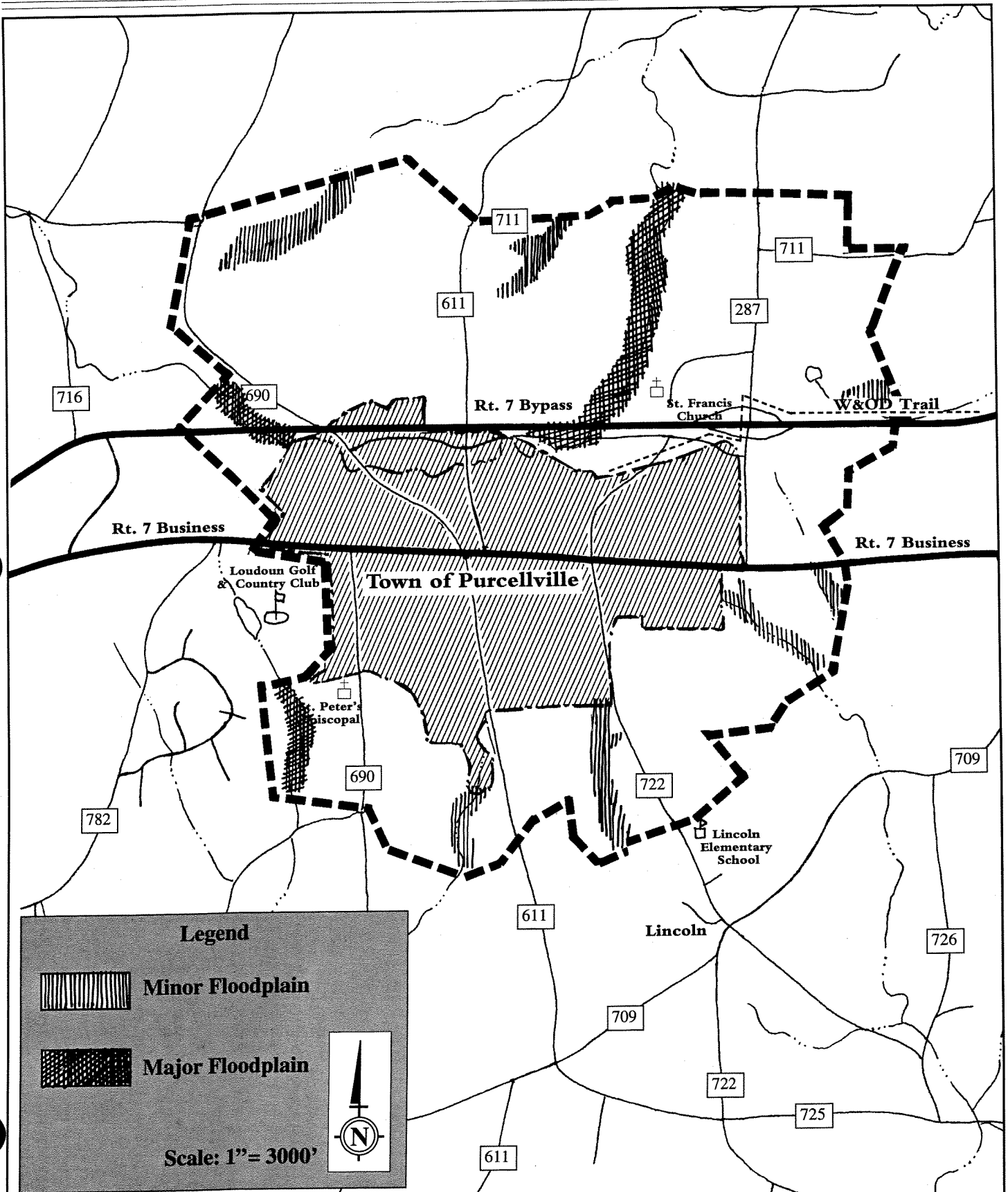


Figure 2.

Purcellville Urban Growth Area Management Plan

Steep Slopes

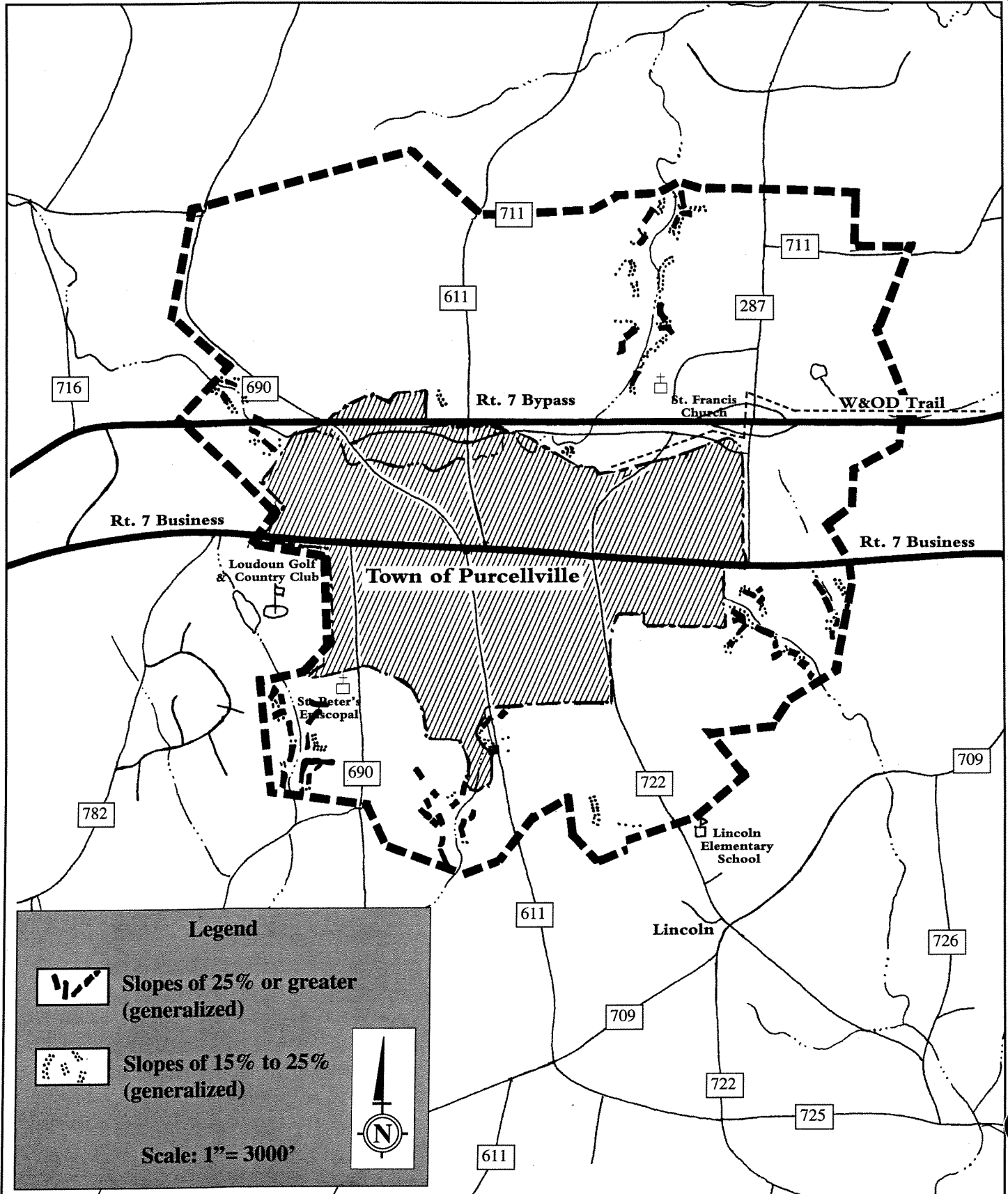
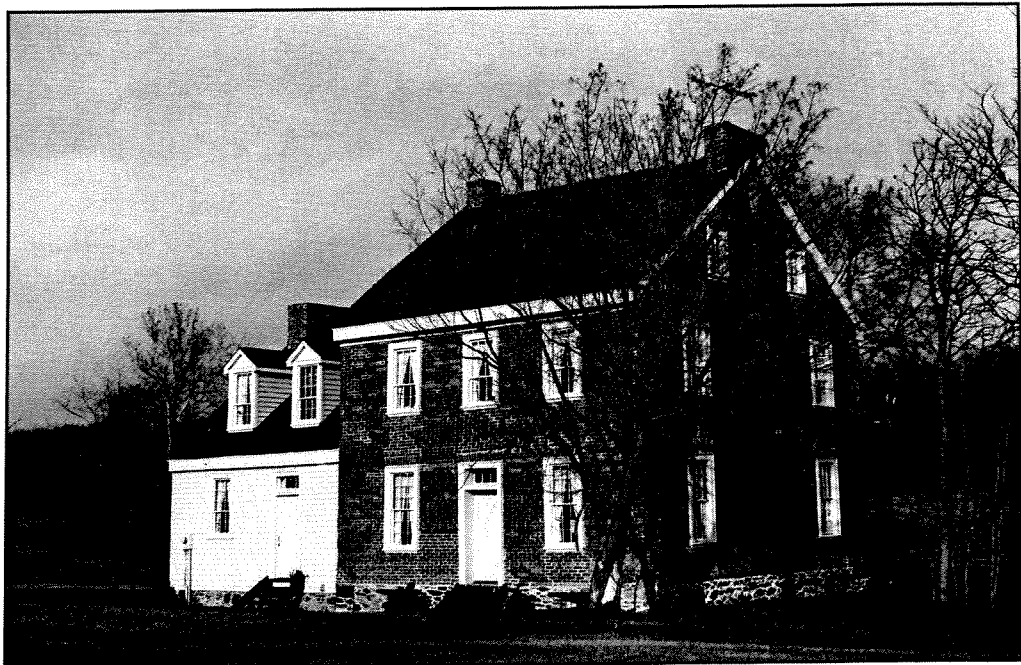


Figure 3.

B. Historic Resources

Purcellville's rich history as an agricultural community dating from the late 18th century is apparent in several historic structures remaining in the Purcellville UGA. Eleven properties in the Purcellville UGA have been researched by the Virginia Department of Historic Resources (VDHR) (see Table 1, p. 16 and Figure 4, p. 17). All but one of these structures remains. The structure identified by survey form #53-327 was demolished during construction of the Route 7 Bypass. The majority of the structures surveyed by the VDHR were built or begun in the late 18th century, the period when the area was first settled and farmed extensively. In that century the primary settlement in this part of western Loudoun was by Quakers from Pennsylvania and their influence on the architecture of the area is evident.

In the mid 19th century the advent of the Alexandria, Loudoun and Hampshire Railroad (later the Washington and Old Dominion Railroad and now the W&OD Linear Park) was a substantial influence on the growth of the Town of Purcellville. A second railroad was planned, the Manassas Gap Railroad, which was intended to go from Alexandria to Harpers Ferry, West Virginia (then part of Virginia). The Manassas Gap Railroad was never completed nor was any track laid. However, it was graded for a large part of its length and there are remains of it in the planning area. There are also VDHR survey forms on these two railroads. These survey forms may be seen in the Loudoun County Department of Planning.



The Bernard Taylor House is an 18th century Quaker farmhouse located in the Purcellville UGA.

Table 1

Sites and Structures Surveyed Virginia Department of Historic Resources

- 53-182 Bernard Taylor House (now known as Weathering Heights): Built in late 18th century by one of the prominent Quaker families of the area. The floor plan with corner fireplaces is unusual for Loudoun County.
- 53-259 W&OD Trail: Originally Alexandria, Loudoun and Hampshire Railroad, chartered in 1852 and construction begun in 1855. First train to Leesburg from Alexandria in 1860 and the line reached Hamilton by 1861. By 1873 it had reached Purcellville. Extended from Purcellville to Bluemont in 1900.
- 53-276 Proposed Manassas Gap Railroad: Begun in the 1850s to go to Harpers Ferry from Alexandria. Some grading completed but no track laid before the Civil War broke out and work stopped. Some of the graded right-of-way can be seen southeast of Purcellville.
- 53-304 William Nichols House (Sunnyside Farm): Late 18th century fieldstone house with several significant out buildings. This property is listed on the State and National Registers of Historic Places.
- 53-327 Early 19th century stone house demolished for the Route 7 Bypass.
- 53-422 Rich Bottom: Stone house built in late 18th century with later additions by the Purcell family for whom the Town of Purcellville was named.
- 53-468 Amos Goodin House: Stone house built 1810; unusual floor plan.
- 53-513 William Piggott House: Late 18th century stone house with later stone and frame additions. Property includes stone barn and spring house.
- 53-806 Spring Crossing: Single story log house dating to circa 1810. Extensively restored in 1987.
- 53-906 Earl Franz House: Originally a one story log house with frame second floor addition and late 19th century frame addition.
- 53-926 William Beans House: Well preserved late 18th century, two story stone farmhouse. Nearly all of the interior woodwork is original or dates to late 18th century.

Purcellville Urban Growth Area Management Plan

Historic Sites

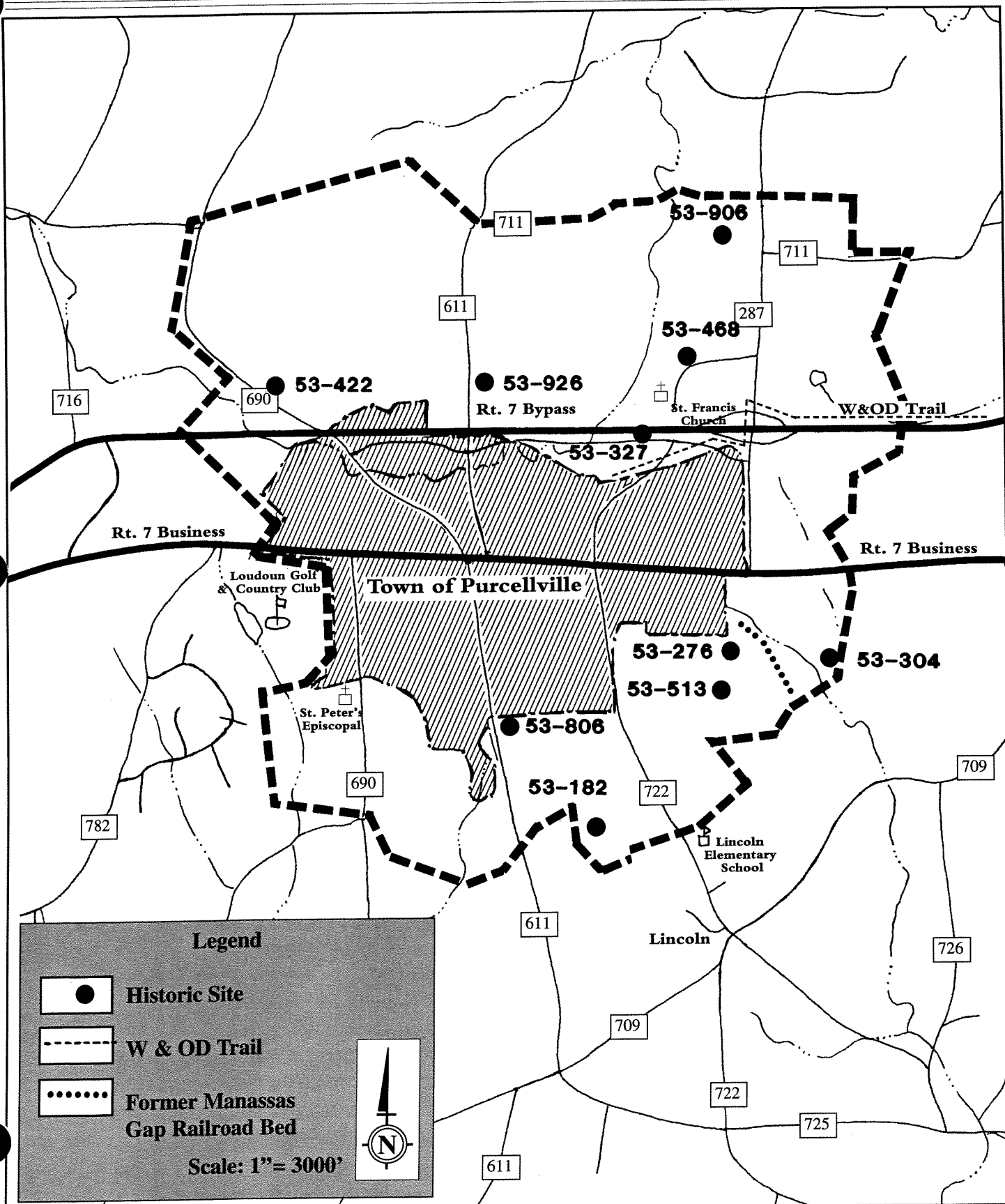


Figure 4.

A number of citizens who participated in the Purcellville public workshops expressed the desire to retain historic structures and scenery as development occurs in the UGA. The following policies were developed to encourage landowners in the area to voluntarily participate in efforts to maintain and preserve historic structures in the UGA.

Historic Resources Policies

1. The Town and the County will encourage owners of historic properties in the UGA to voluntarily apply for rezoning as a Town or County Historic Site District. The Town will adopt the County's Historic Site District for application in the Urban Growth Area.
2. The County and Town will encourage protection of rural historic structures in the UGA in the context of their natural settings. Areas with particular views and/or historic amenities should be encouraged to be conserved as part of new development.
3. The County and Town will encourage the adaptive re-use of historic structures in the UGA.
4. The historic significance of structures shall be evaluated as part of the design phase of publicly or privately funded road improvements in the UGA. Where possible, demolition of such structures for road improvements shall be avoided.

C. Open Space Resources

There are a variety of open space resources in the Purcellville UGA that are important features adding to the unique character and landscape of the area. In the short term, there is likely to be substantial open space in the Purcellville UGA. However, as properties develop and as farmland is converted to urban/suburban uses, open space resources in the planning area will diminish without specific policy guidance.

The open space policies of this plan are directed at preserving existing open space features, such as undeveloped stream valleys along Catoctin Creek and Goose Creek, as integral features of new communities. The policies emphasize clustered development to preserve environmentally sensitive areas and to help maintain a distinct sense of separation and community identity. The plan offers a variety of open space preservation options to maintain design flexibility and ensure that open space will be a permanent and integral feature of the planning area.

Open Space Resources Policies

1. Preservation of open space in the UGA will be accomplished through a variety of mechanisms including voluntary on-site and off-site density transfers, encouraging cluster development patterns in environmentally sensitive areas and at the edges of the UGA and by administering the open space regulations of the applicable Zoning Ordinance.
2. Open space preservation priorities in the UGA include preserving and protecting environmentally sensitive areas, unique natural resources such as Catoclin Creek, and the tributaries to Goose Creek, and establishing a greenbelt to maintain a distinct sense of separation and identity for the Town of Purcellville and its UGA. Open space will also be an integral part of new developments in the UGA.
3. Open space will be included as a feature of all new residential and non-residential development in the UGA. Therefore, all development proposals will be reviewed for compliance with open space requirements outlined in the applicable Zoning Ordinance, and the design guidelines (p. 32) and open space proffer guidelines (p. 59) of this plan.
4. Where feasible, proposals for new development should seek to meet open space requirements and/or open space proffers by maintaining existing natural areas such as stream valleys, woodlots, hedgerows and other natural features. To the extent possible, these features should be incorporated into the design of new communities as parks, greens, natural areas, trails, wildlife areas, a greenbelt or for other open space purposes.
5. The County and Town should support the planned extension of the W&OD trail from Purcellville to Bluemont by seeking dedications for additions to the trail as properties in the UGA are rezoned or subdivided. The County and Town should seek to preserve the historic Manassas Gap Railroad Right of Way as a linear park in the UGA. Both of these facilities should serve as part of an integrated pedestrian pathway network in the UGA.

D. Greenbelt/Community Buffers

Of particular concern in the Purcellville area is the issue of maintaining a sense of visual separation or community identity between Purcellville and its neighboring communities of Round Hill, Hamilton and Lincoln. This issue is most challenging in the eastern portion of the UGA

where Hamilton's and Purcellville's UGA boundaries are adjacent. It is equally critical in the southern portion of the UGA where the UGA boundary is very near the historic Village of Lincoln. The plan includes specific policies to encourage clustering at the edge of the UGA and to establish a "greenbelt" or open area in key locations.

1. The Town and County will seek to establish a greenbelt of open space to separate development in the UGA from other town UGAs or developed areas surrounding Purcellville. The purpose of the greenbelt is to maintain the character of the Purcellville area and to retain a distinct sense of identity and visual separation from Round Hill, Hamilton and Lincoln. Although a landowner may be encouraged to cluster density in certain areas, the greenbelt policies are not intended to reduce development density on parcels located in greenbelt areas.
2. The Town and the County will seek to implement the greenbelt as development occurs in the UGA through the rezoning process by encouraging landowners to transfer or cluster development density away from greenbelt areas, maintain the greenbelt for passive recreational use, permanent open space, farmland or parkland and/or plan the area for low density residential development not to exceed one unit per three acres except where existing zoning in place at the time of adoption of this plan would permit denser development.
3. The greenbelt will be located at the periphery of the UGA, just inside or adjacent to the UGA boundary. In the eastern portion of the UGA, a greenbelt area should be designated in both the Hamilton and Purcellville UGAs (See also policy #4, below).
4. The greenbelt will be determined on a case by case basis based on topography and other physical features that provide adequate visual separation between urban and rural areas or between developed areas. The greenbelt is not generally intended to be any specific width or size, except in two specific areas identified on Figure 5, p. 21. A greenbelt of approximately 300' (measured from the edge of the UGA) in length and 600' in width (measured from the centerline of Route 722) should be established along each side of Route 722, near the Village of Lincoln. Landowners in this area will be encouraged to cluster development away from the greenbelt and to maintain the area in common open space. The greenbelt area adjacent to the Town of Hamilton shall coincide with the existing minor floodplain/stream valley that is a tributary of Crooked Run as located at the time of adoption of this plan. Rezoning to higher densities may be permitted east of the floodplain/stream valley as long as structures are set back a minimum of 300' from Business Route 7 (measured

Purcellville Urban Growth Area Management Plan Greenbelt Map

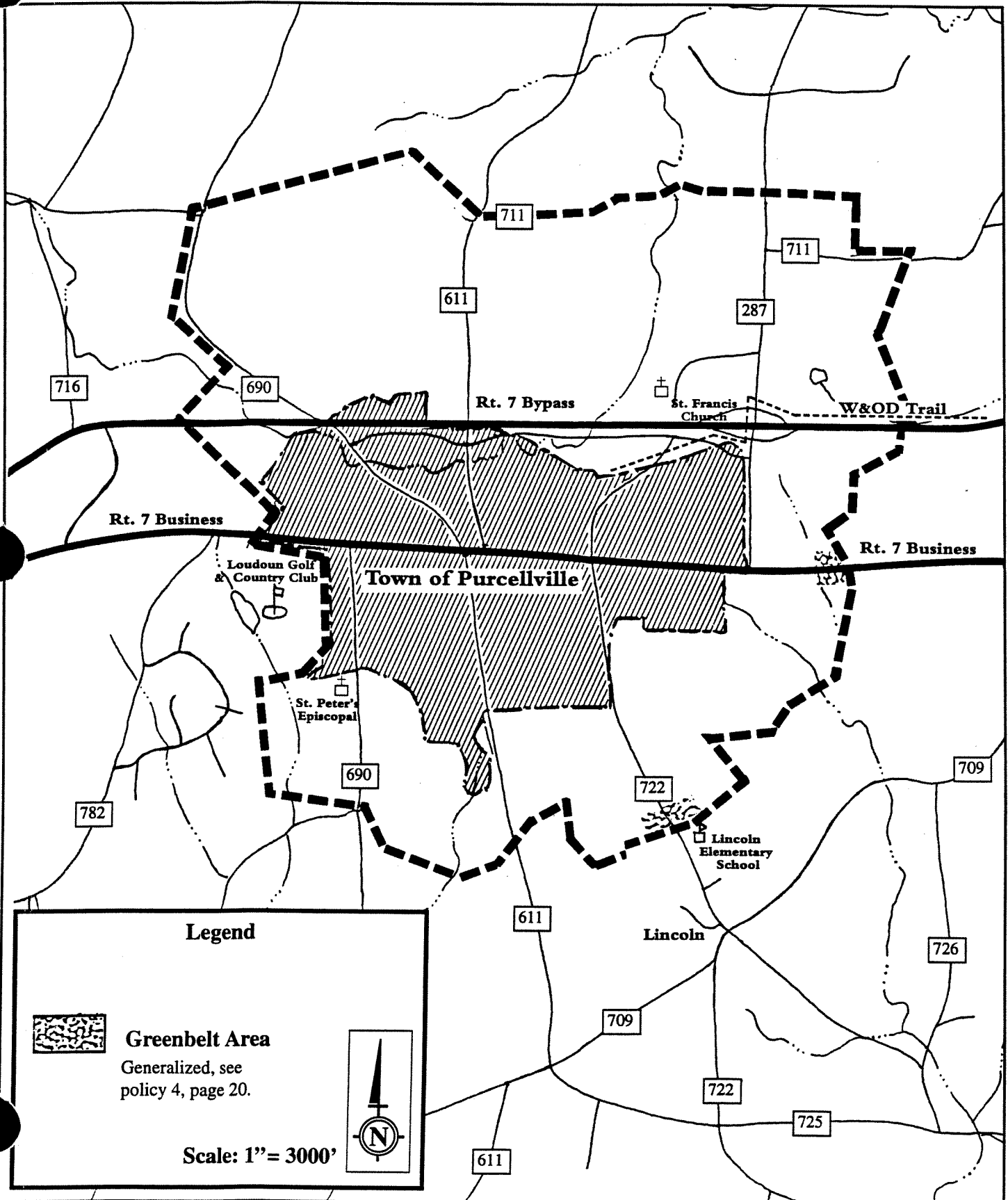
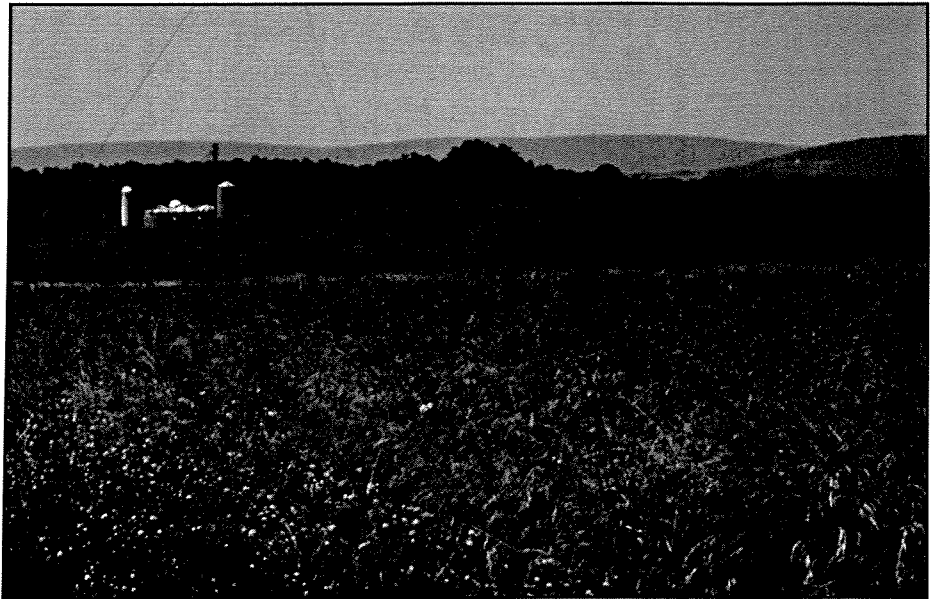


Figure 5.

from the ultimate Right of Way of Business Rt. 7). Densities from land within the two designated greenbelt areas may be relocated to other portions of the affected properties.

5. Implementation of the greenbelt policy on a site specific basis will take into consideration the following criteria:
 - a. Preservation of significant natural features such as woodlands, hilltops, steep slopes and stream valleys;
 - b. Preservation of significant historic features including structures, fences and walls, field boundaries and scenic roads;
 - c. Preservation of scenic vistas and views, especially from scenic byways, existing and proposed roads.
6. Rural hamlets will be the preferred subdivision option for properties developing under existing A-3 or CR-1 zoning at the periphery of the UGA.
7. Preservation of on-site open space to establish a greenbelt will be the preferred method of fulfilling open space proffer guidelines outlined on p. 59 when the property under consideration for rezoning is located at the periphery of the UGA.

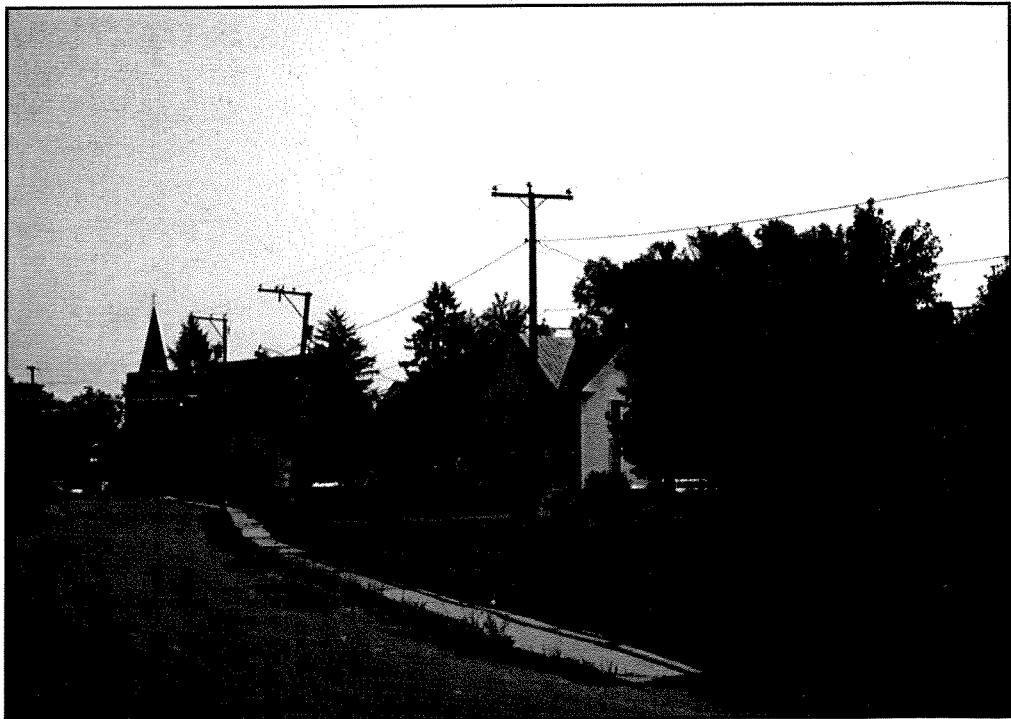


Scenic vistas such as this one are treasured by residents of the Purcellville area.

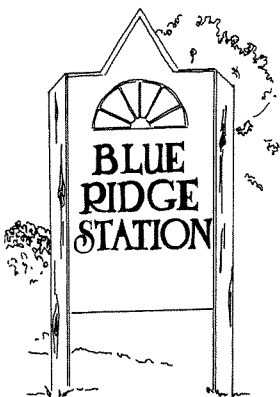


CHAPTER 4

Land Use & Community Design Policies



The County and the Town have expressed their commitment to a balanced growth pattern of residential, business, and industrial uses as a means of maintaining a high quality and affordable lifestyle for residents. However, specific decisions about what mix of land uses is appropriate in the Purcellville UGA must be evaluated based on the unique features of the Purcellville area. In determining land uses, the PUGAMP policies seek to address how residents want their community to look and function, the taxes they want to pay, and the type of amenities they wish to have available to them. The policies also consider features that make the community attractive for economic development such as the Route 7 Bypass, the central location of the Town relative to Dulles Airport and the Inland Port at Front Royal. Both the specific land uses planned for the area and the proposed development pattern will influence decisions of potential residents, developers, investors and economic prospects and, ultimately, the long term success of the community.



A. Agriculture

Throughout its history, the Purcellville area has generally been an active agricultural community where good farmland (see Figure 6, p. 25) has supported a large agricultural employment base. Agriculture remains the predominant land use in the area today. However, intensified development pressure and rising land values in the 1980s, coupled with declining agricultural commodity prices and an aging farm population, has made the sale and/or subdivision of farmland an increasingly attractive alternative for many farmers. Within the Purcellville UGA it is impossible to anticipate with certainty which, if any, farms currently in operation will remain in long-term agricultural production. Although the ultimate development plan for the Purcellville UGA supports suburban/urban development, the County and Town support the continuation of agricultural uses in the UGA as long as farmers wish to continue farming.

Agricultural Land Use Policies

1. The County and Town support the continuation of agricultural uses in the Urban Growth Area as long as local farmers wish to continue farming; however, the Town and County will permit the conversion of farmland to residential and employment uses as envisioned in this plan.
2. The County and Town will support the continuation of existing agricultural programs (such as Agricultural Districts, Land Use Taxation, etc.) in the UGA as long as there are active farms in the UGA or until such time as landowners initiate the development approval process.

B. Affordable Housing

Relatively affordable housing and diversity of housing were mentioned as strengths of the Purcellville area during public workshops. However, concerns about maintaining housing affordability for young families and retirees in the future led to the adoption of a specific plan goal of providing a variety of housing options for people of all ages and incomes.

Until recently, affordable housing issues have been addressed primarily at the County level since the Town did not have State enabling legislation to adopt an affordable dwelling unit ordinance until the Spring of 1994. Various Board-appointed committees have studied affordable housing issues for the past few years. A precursor to the Affordable Housing Advisory Committee (AHAC) was the County's Housing Task Force and a predecessor of AHAC was the Affordable Dwelling Unit Committee (ADUC). Each successive committee has fulfilled a mission related to the provision of a variety of housing opportunities to the County's citizenry.

Purcellville Urban Growth Area Management Plan

Agricultural Suitability

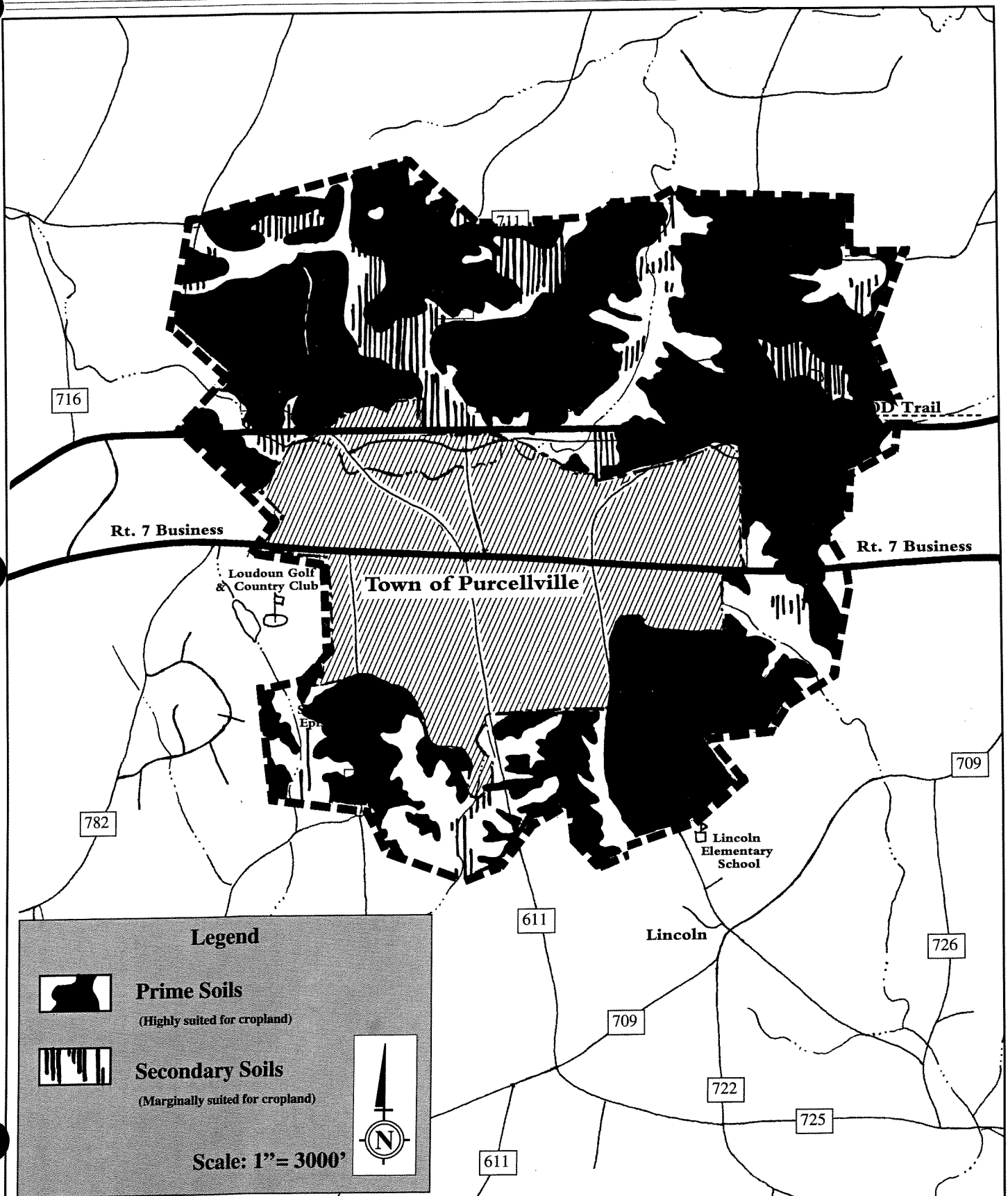


Figure 6.

Each committee has accomplished a crucial step in defining evolving County housing policies and in defining the programs for implementing them.

With the adoption of the General Plan, the Board of Supervisors instituted a comprehensive set of housing policies with the fundamental purposes of encouraging the production of a broad mix of housing types and allowing higher densities in order to generate a variety of housing prices. Specific affordable housing policies call for mandating a certain proportion of housing in new residential development to be offered within a specified price range. The County intends to supply housing to the part of the housing market which has been determined to be undersupplied.

The **General Plan** includes a definition for affordable housing which is also used in this plan. Affordable housing in Loudoun County means "fulfilling the housing needs of County residents with incomes ranging from 30% to 70% of the County median household income." Within this range, it is generally accepted that rental units will house people earning 30% to 50% of the County's median income and that residents earning 50+% to 70% of the County's median income should be able to afford to purchase housing. The recently adopted Zoning Ordinance requires the provision of a percentage of all housing produced to fall within the affordable price range. The regulation, known as the Affordable Dwelling Unit (ADU) Ordinance, applies County-wide for all new residential developments proposing more than 50 units.

Based on 1993 income data for the Metropolitan Statistical Area including Loudoun County, median family income was \$60,600. Using this median income, the County is seeking to make for sale units available to families earning between \$30,300 and \$42,200 a year. For sale housing unit purchase prices meeting the definition of affordable would range from approximately \$75,705 to \$106,050. The target family income range for affordable rental units is \$18,180 to \$30,299 per year. Monthly rents for rental units meeting the County's definition of affordable would range from approximately \$409 to \$682 per month including utilities. Based on 1990 Census data on income and housing values, 19% of housing in the Town of Purcellville would meet the General Plan definition of affordable. Using Census data on rental units, all rental units in the Town meet the definition of affordable rental units.

The only residential rezoning that has been approved in the Purcellville UGA to date is Autumn Hill, an affordable housing demonstration project (See Figure 7, p. 28). The Autumn Hill rezoning was approved by the County in 1991 with input from the Town. The proposal was selected from a County sponsored competition in 1990. Autumn Hill was approved for 492 quadraplex townhouse units, 123 of which are designated affordable units. These units will be for sale units targeted for purchase by residents whose income falls within 50% to 70% of the County's median income. Through proffer agreements between the County and the developer, thirty percent of these affordable units will be reserved and offered in a lottery to residents of the Town, descendants of Town residents, and individuals who

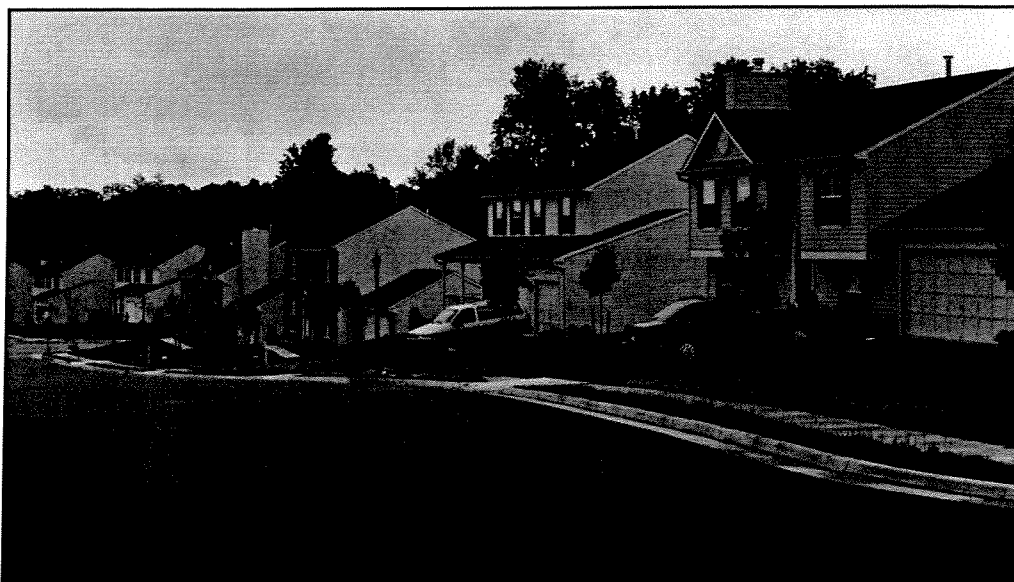
work in the Town. The remaining 70% of the affordable units will be offered via lottery to County residents, descendants of County residents or individuals who work in the County.

This project has not developed as originally conceived and the original developers no longer have control of the property. Different interests now are seeking control of the property and have indicated a desire to implement the plan as approved. Notwithstanding the desire of the present interests to develop the property as approved, the project developers are encouraged to review the proposal and consider other options including a planned housing mix of single family, townhouse, quadruplex or patio homes with a view to achieving the objectives of affordable housing in accordance with the Town's or County's Affordable Dwelling Unit Ordinance whichever is applicable.

The plan seeks to encourage a commitment to affordable housing by recommending that the Town adopt the County's Affordable Dwelling Unit Ordinance for application in the UGA.

Affordable Housing Policies

1. The County and Town encourage the maintenance, conservation, and improvement of existing housing stock in a manner supporting social and economic diversity within the community.
2. The Town and County will apply the County's Affordable Dwelling Unit Ordinance in the UGA until the Town adopts its own ordinance.



Houses meeting the County's affordable dwelling unit guidelines are successfully blended with market rate units in the Belmont Ridge Community in Eastern Loudoun.

Purcellville Urban Growth Area Management Plan

Existing Zoning

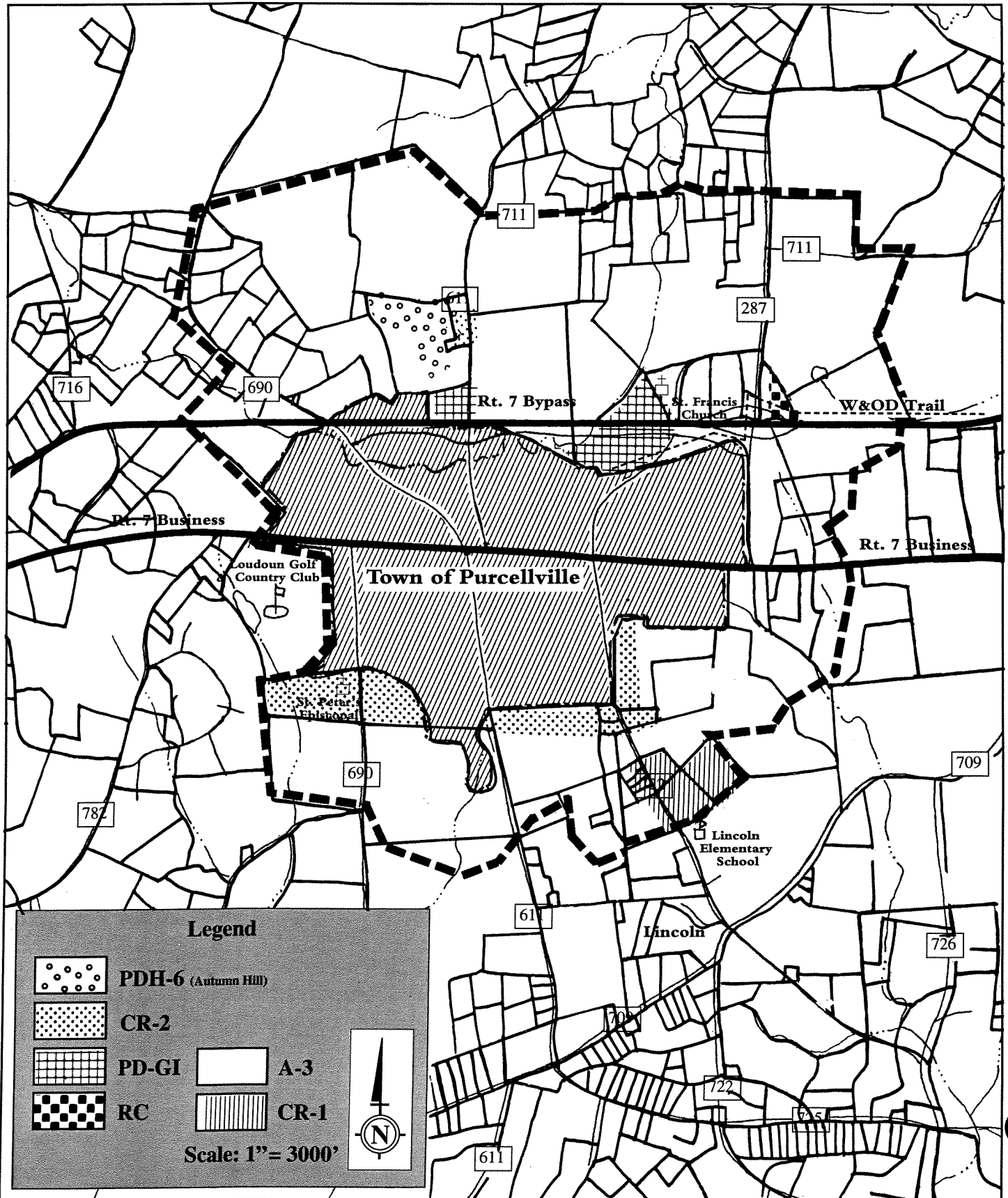


Figure 7.

C. General Land Use

The potential for new development in an existing community generally creates some level of anxiety and stress since opinions usually vary widely on whether change is good or bad. Views are influenced by how long a person has lived in a community, whether his or her livelihood is tied directly to the community or tied to a larger metropolitan area, whether the person was born in the community or moved there (and why), and other personal values and beliefs. In Purcellville, where residents hold a variety of beliefs about whether growth is good or bad and whether new development will improve or reduce quality of life, it will be very difficult, if not impossible, for a land use plan to address all of the social aspects and acceptability of change or growth. The plan can however, focus on minimizing the negative effects of change and growth on the existing Town from a land use standpoint.

The Purcellville plan calls for a mix of residential and non-residential land uses in the UGA to provide an economically and fiscally balanced land use strategy. Uses that generate high fiscal costs, such as residential development, must be balanced by uses that generate a positive revenue stream, such as employment uses. The land use policies are also based on compatibility in terms of appearance, scale, traffic generation, and other factors.

The land use policies of this plan take these planning considerations into account and seek to address concerns voiced at the community workshops. Citizens at the community workshops expressed the belief that the Purcellville area needs a more balanced and viable tax base and more opportunities for economic development. Some participants expressed fears about Purcellville becoming a bedroom community. Many residents expressed support for encouraging a mix of residential and business uses in and around Purcellville.

Although the plan sets forward a general development pattern and land use strategy for the planning area, actual development will depend upon a variety of factors such as, the regional and national economy, decisions of individual landowners, and market supply and demand, that the Town and County cannot control. The ultimate land use plan will also depend on the provision of central sewer and water services, subject to a jointly approved sewer and water master plan. Therefore, the plan includes an interim land use map to provide guidance for land use decisions and applications until such a sewer and water master plan is completed and endorsed by the Town and the County. The Town and the County have made an effort, assuming sewer and water facilities are available, to evaluate the development potential of the UGA over the next 20 years. The results of this effort suggest that the Town and UGA may grow to include 4,028 to 10,083 residents over the next 20 years using annual growth rates ranging from 3% to 7% annually (Appendix D). Although no plan can predict exactly how slowly or quickly development will occur, the Town and the County can seek to influence the decision making process by providing a reasonable plan that seeks balanced development.

General Land Use Policies

1. The County and Town will encourage a mix of residential and employment uses in the UGA to promote a balanced tax base, provide jobs and offer a variety of housing opportunities in the Purcellville area.
2. Once a sewer and water master plan for the UGA is endorsed, rezoning and special exception proposals in the Purcellville UGA shall generally conform with the Ultimate Land Use Map (Figure 8, p. 33) and the land use policies of this plan. Following completion of the sewer and water master plan, development phasing will be recommended and revised densities may be recommended for the UGA in accordance with the findings of the study (See Phasing Policies, Chapter 7, p. 58). Until such a plan is complete and endorsed and ultimate densities have been determined, land use proposals shall conform to the Interim Land Use Map (Figure 9, p.34).
3. The existing Town of Purcellville will be the focal point for development in the UGA and surrounding areas. Therefore, the Town and County will encourage new communities to develop connections to existing roads, sidewalks, and trails leading to Town. The County and Town will also encourage the use of traditional design concepts in new developments to complement and enhance the existing town development pattern and foster a common sense of place throughout the Town and UGA (see community design policy # 10, p. 37).
4. Rural Hamlets (as per the Loudoun County Zoning Ordinance) will be the preferred A-3 and CR-1 development option in the Purcellville UGA for properties developing under existing A-3 zoning, particularly at the edge of the UGA, where open space associated with hamlet developments will aid in establishing a greenbelt. (See also Sewer and Water Policy #3, p. 45, and Greenbelt Policy #6, p. 22).
5. Rezoning to the County's PD-RV (Planned Development - Rural Village) zoning district will not be permitted within the Purcellville UGA.

D. Residential Development

The County's growth strategy encourages compact development in and around its existing towns to encourage wise land use and efficient service delivery. If new residential development densities are too high, however, development may differ substantially from the existing community and generate service demands beyond what is affordable. If proposed densities

are too low, land will be used inefficiently and may result in pressure to allow increased development density in rural areas or to expand the UGA to accommodate demand.

Loudoun County and the Town are part of a larger metropolitan economy and market. To some extent, demand for housing in the Purcellville UGA will be influenced by the type and cost of housing available elsewhere in the County and the region. People may be more willing to commute longer distances in exchange for relatively more affordable housing or a larger lot. Densities far exceeding those supported by current market trends probably would not be marketable in the Purcellville UGA since people generally perceive the area as rural. However, residential densities that are slightly higher than what currently exists in the Town may be marketable if the community is carefully designed to reflect the character and traditional development pattern of the Town. Higher density development may not necessarily look different than existing densities in the Town.

Densities in existing older residential communities in the Town of Purcellville currently range from as low as 1.7 units to the acre along Country Club Drive to approximately 2.5 units to the acre in traditional older neighborhoods nearer downtown. The newly developed Kingsbridge community is approved for an overall density of approximately 3.0 units to the acre. Main Street Villages, a townhouse community, is developing at 8.0 units to the acre. The Town's Zoning Ordinance allows townhouse developments at a density of up to 8 units to the acre and apartments at up to 15 units to the acre.

New residential development in the County generally ranges from approximately 3.4 to 3.6 dwelling units to the acre on average. Ashburn Farm is developing at 3.6 units to the acre and Ashburn Village is developing at 4.0 units to the acre. Both of these communities offer a variety of housing types including single family detached, townhouses and apartments. The Autumn Hill affordable housing demonstration project located in the Purcellville UGA, but yet to be developed, was approved for a residential development density of 10 units to the acre. Obviously, as residential densities increase, the unit mix includes greater numbers of townhouse or apartment units. Lower densities will generate a residential mix weighted toward single family units.

The residential policies that follow provide a range of development densities designed to provide flexibility and encourage a variety of unit types in the UGA. The policies recommend that densities above 1.6 units to the acre include commitments to open space or to assist in offsetting capital facility costs. Densities above 3.0 units to the acre (permitted only in designated areas) must include commitments offsetting capital facility costs as well as commitments to preserve more open space.

Sometimes, concerns about growth and development are exacerbated by concerns about what new development will look like. The Town of Purcellville offers an excellent example of traditional community development in Loudoun County. The Town offers a mix of uses, an obvious

and identifiable main street, a walkable downtown and a distinct sense of identity and enclosure. Although it is not possible for development in the UGA to replicate the Town, new development in the UGA can build on traditional town design principles to create distinct communities that are more pedestrian friendly and community oriented than most typical suburban developments. Therefore the plan's residential policies also focus on encouraging new development that is compatible with the existing Town by encouraging traditionally designed communities that include features that are found in the Town today: sidewalks, shallow front yards, a grid street pattern, civic buildings as community focal points, parks, etc. The policies also recommend that new communities occur as logical extensions of the existing Town where possible.

Development Policies and Design Guidelines

1. The County and Town anticipate that all new communities will be designed with appropriate public facilities and utilities such as adequate roads and utilities, recreational facilities, open space and stormwater management facilities.
2. To encourage a variety of housing types and well designed communities in the UGA, the County and Town will encourage residential development in the UGA to be developed under the planned unit or cluster development districts of the Town's Zoning Ordinance or County Zoning Ordinance, whichever is applicable.
3. The existing neighborhood located in the northwest corner of the UGA, known as the Fenton Division or old Pancoast Farm, is designated on the Ultimate Land Use Map as an existing very low density residential community. Higher density residential development is not anticipated in this area during the time frame of this plan because restrictive covenants preclude further subdivision.
4. The County and Town will consider residential rezonings in the UGA in areas designated for residential use as illustrated in this plan (see Figure 8, p. 33). Ultimate residential development densities may range from 1 to 3.0 (inclusive of density bonuses for affordable units) units per net acre (density is calculated excluding major floodplain, steep slopes and non-residential areas) in low density development areas, and between 3.0 and 10 units per net acre (inclusive of density bonuses for affordable units) in areas designated for moderate density development when a sewer and water master plan for the UGA has been completed and endorsed.
5. Requests for residential rezonings for development ranging from 1 unit per net acre up to and including 3.0 (inclusive of density bonuses

Purcellville Urban Growth Area Management Plan Ultimate Land Use Map

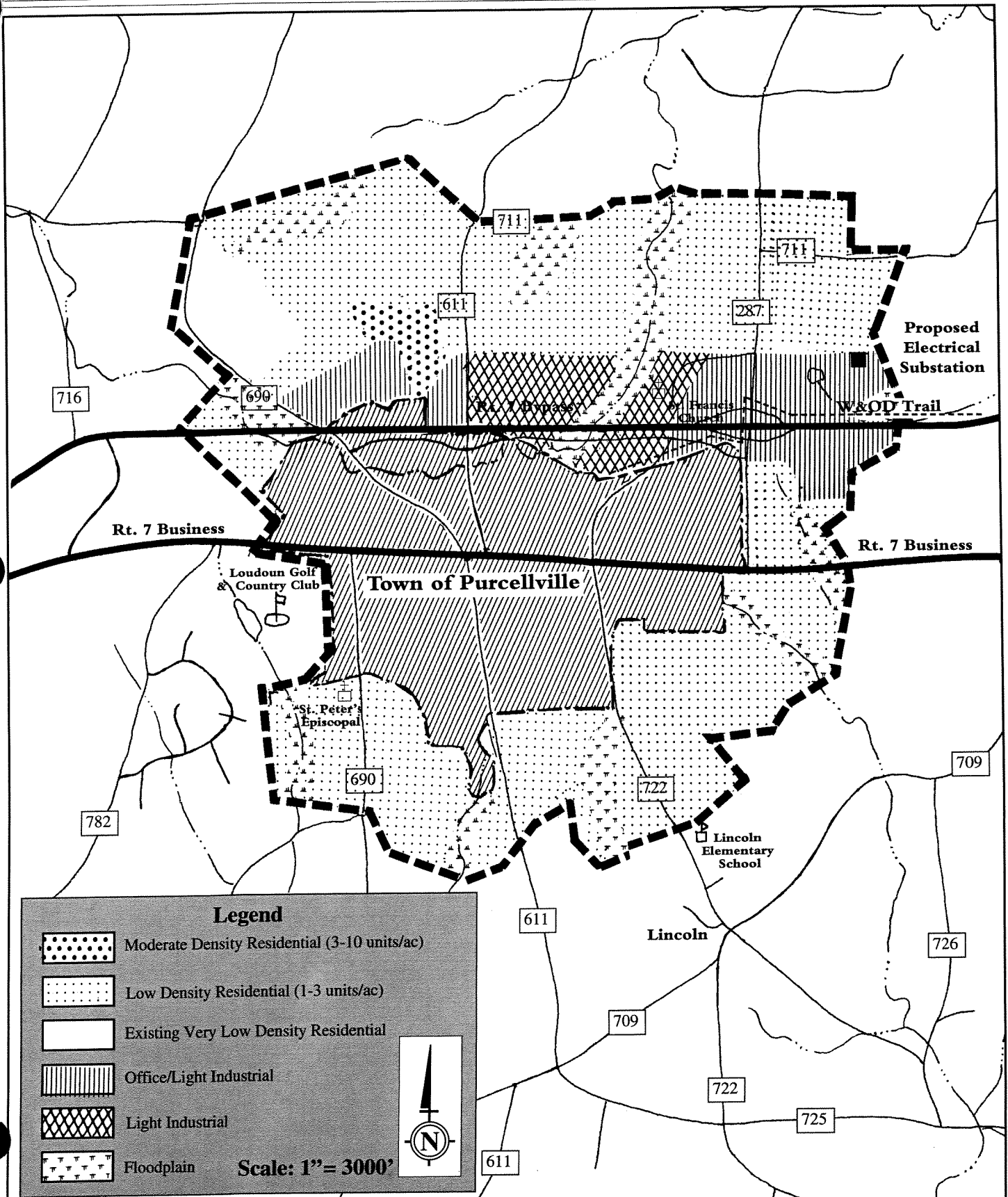


Figure 8.

Purcellville Urban Growth Area Management Plan Interim Land Use Map

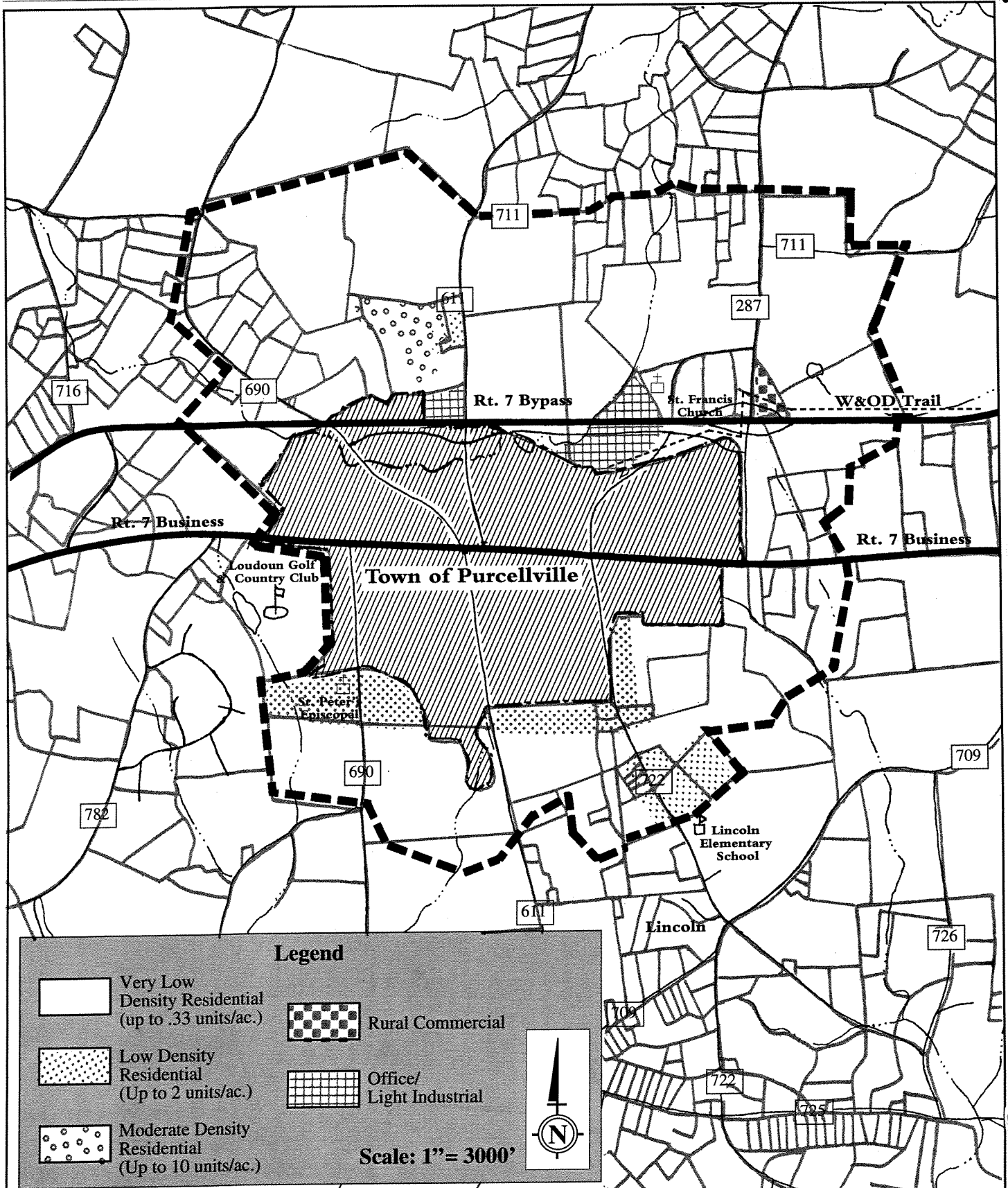


Figure 9.

for affordable units) units per net acre will be evaluated in accordance with the following criteria:

- a. Public utilities are available to the site or utility extensions are planned and financed by the developer or another entity in accordance with an approved sewer and water master plan;
 - b. The development proposal includes facilities designed to meet neighborhood needs such as sidewalks, tot lots, stormwater management facilities and adequate local roads;
 - c. The development exemplifies traditional community design features that complement and enhance the existing Town (see also policy #10, p. 37);
 - d. The development proposal demonstrates a commitment to assist in offsetting capital facilities and/or demonstrates a commitment to participation in an open space program in accordance with the proffer guidelines of this plan for densities ranging from 1.6 dwelling units per net acre up to and including 3.0 (inclusive of density bonuses for affordable units) dwelling units per net acre (see proffer guidelines p. 59);
 - e. Roads serving the development can handle increased traffic volumes and/or the developer assists in offsetting traffic impacts attributable to the development (see transportation proffer guidelines, p. 66);
 - f. A minimum of 30% of the development must be designated for open space and/or civic uses.
6. Requests for residential rezonings for development ranging from 3.0 to 10 (inclusive of density bonuses for affordable units) units per net acre will be evaluated in accordance with the following criteria:
- a. Public utilities are available to the site or utility extensions are planned and financed by the developer or another entity in accordance with an approved sewer and water master plan;
 - b. The development proposal includes facilities designed to meet neighborhood needs such as sidewalks, tot lots, stormwater management facilities and adequate local roads;
 - c. The development exemplifies traditional community design features that complement and enhance the existing Town (See also policy #10, p. 37).

-
- d. The development proposal demonstrates a commitment to assist in offsetting capital facilities impacts attributable to the development for densities above 1.6 dwelling units per net acre up to and including 10 (inclusive of density bonuses for affordable units) dwelling units per net acre and/or demonstrates a commitment to participate in an open space program in accordance with the proffer guidelines of this plan (see proffer guidelines, p. 59);
 - e. Roads serving the development can handle increased traffic volumes and/or the developer assists in offsetting traffic impacts attributable to the development (see proffer guidelines, p. 66);
 - f. A minimum of 30% of the development must be designated for open space and/or civic uses.
7. The Purcellville UGA may accommodate up to three neighborhood commercial centers. The centers should be located as follows: on Route 611, north of the Route 7 Bypass and South of Route 711; in the southwest quadrant of the UGA along the proposed southern circumferential road; on the proposed north collector road, above the Route 7 Bypass, west of Route 287. The neighborhood centers will be designed to meet the following criteria:
- a. The center must be developed as a focal point of a residential development proposal exceeding 100 acres in size;
 - b. The center should not exceed 10,000 square feet of gross leasable area;
 - c. The neighborhood center should not be located within 4000 feet of another commercial center;
 - d. The center may include small scale local retail uses intended to serve the adjoining neighborhood such as personal service establishments (bank, drycleaner, doctor's office and similar uses) and convenience retail uses (convenience store, gas station). Fast food establishments with drive-thrus will not be permitted;
 - e. The center will be located within, rather than at the edge of the residential community and should offer convenient access for pedestrians as well as cars;
 - f. The center should be designed to act as a neighborhood

focal point and, where appropriate and feasible, be located near local civic uses such as parks, greens, schools, recreational facilities, etc.;

- g. The site should be designed to minimize the effect of parking, signs, lighting, waste storage, and loading on surrounding areas;
 - h. To emphasize the neighborhood center as a community focal point it should be small and compact and designed to complement the surrounding residential uses. Parking should be located behind or beside buildings; landscaping, sidewalks and other amenities should be used to create a pedestrian friendly streetscape; and buildings should feature a coordinated architectural scheme.
8. Residential communities may include compatible civic uses such as churches, schools, community centers, elementary schools, libraries or similarly scaled uses. The following locational criteria are recommended:
- a. Civic uses should be located to function as a focal point for the community;
 - b. Where possible, such uses should be located near a neighborhood retail center;
 - c. Uses that are designed to serve a regional population (such as a middle school or high school) should have access to a collector road or arterial);
 - d. The site should be designed to minimize the effect of parking, signs, lighting, waste storage, and loading on surrounding areas.
9. New residential developments in the UGA should develop as a series of distinct compact neighborhoods to create a strong sense of community among residents. Where possible, these neighborhoods should occur as rational and convenient extensions from the existing Town. Roads, sidewalks, and trails will link new communities in the UGA to public facilities and commercial centers in the Town and other communities to foster a sense of community and belonging. (See also Existing Neighborhood policies, p. 38).
10. Traditional Residential Community design shall be the preferred development pattern in the UGA and may be exhibited through (See also - Chapter 8 of the Loudoun County *General Plan*):

-
- a. Numerous connections to existing streets in Town where an existing rectilinear street pattern is evident and connection is possible;
 - b. An interconnected street network with minimum cul-de-sacs and P-loop streets only as required for environmental or engineering reasons;
 - c. A rectilinear block (modified only where needed to address environmental constraints) pattern with compact lots, shallow front and side yard setbacks and convenient, walkable block sizes;
 - d. Sidewalks along all streets, providing pedestrian access to the Town and/or Neighborhood Center, public buildings, parks and other destinations;
 - e. A compatible mix of a variety of housing types and civic uses such as churches and schools;
 - f. A hierarchy of parks, squares or greens and natural open spaces throughout the development;
 - g. A central public focal point consisting of any, all or a combination of park (village green), public facility such as a church or community center or neighborhood commercial uses as described on p. 36.

E. Existing Neighborhoods

Many of Purcellville's existing neighborhoods embody the qualities that the Town and County are seeking to create in new communities. In planning for new development, however, concerns of existing residents must be considered and development plans must be coordinated to assure that new development is compatible in character and scale with existing development. The plan encourages linking new and old communities where such linkages can occur as natural extensions that benefit new and old residents.

Existing Neighborhood Policies

1. The County and Town will encourage single family detached residential development along each side of Route 722 south of the Town of Purcellville in the UGA, in keeping with the existing development pattern and rural road character leading to the historic Village of Lincoln.

-
2. New development adjacent to existing, individual dwellings, farms or businesses shall provide on-site features and/or transition areas to minimize the impact of new uses on existing uses and to enhance and protect the character of existing uses.
 3. Developers of new projects will discuss development plans and plans for transition areas with adjacent landowners and residents. This policy will be implemented through joint meetings of the developer with property owners, residents and Town and County officials prior to, and if needed during, the formal land development application review process.

F. Non-Residential Development

The Purcellville UGA provides unique opportunities for non-residential development. Centrally located between Dulles Airport and the Inland Port at Front Royal, Purcellville may be an attractive location for regional distribution or light manufacturing. The Town could also expand its traditional role of providing agricultural businesses and services to the surrounding rural hinterland. Attracting appropriate non-residential uses to the UGA is important since they will provide employment opportunities for residents, improve financial stability and help balance the fiscal demands associated with residential development.

Non-residential development presents a greater design challenge than residential development for the Purcellville area because there are few large scale non-residential (light industrial or office) prototypes in the Town. Most of the traditional employment areas in the old downtown developed when a railroad served the Town of Purcellville. The plan policies encourage new non-residential development to occur in unified office or industrial parks (like Valley Industrial Park) rather than on individual parcels. The designated non-residential areas are sited to take advantage of Route 287, the service road and the Route 7 Bypass. This area is a critical “gateway” to Purcellville.

Therefore, new structures and uses should be visually appealing and designed to incorporate significant landscaping and open space. Since these uses will most likely be automobile oriented and highly visible, the policies include recommendations about how to screen parking, storage, and warehousing facilities from view of major roads and how buildings should be oriented.

Non-Residential Development Policies and Design Guidelines

1. The existing Town of Purcellville will be the preferred location for new retail commercial development. Therefore, retail commercial centers in excess of 10,000 square feet of gross leasable area will not be permitted in the UGA (see neighborhood commercial center policies, p. 36).

-
2. The County and Town will consider non-residential rezonings in the UGA in areas designated for non-residential uses as illustrated in this plan (see Figure 8, p. 33).
 3. Areas designated for light industrial uses may include such uses as flex-industrial uses, warehousing and indoor storage facilities, light manufacturing, assembly and distribution facilities and other similar uses. Outdoor storage areas and warehouse uses shall not be visible from the Route 7 Bypass or Route 287.
 4. Areas designated for light industrial and office use shall be predominantly office uses; however, these areas may include uses such as flex-industrial uses (similar to the County's flex-industrial standards in the County Zoning Ordinance), local and regional offices, research and development facilities, conference centers and other similar uses. Warehousing and outdoor storage will not be permitted in these areas.
 5. Requests for non-residential rezoning and special exception uses in designated areas in the UGA will be evaluated based on the following criteria:
 - a. Sewer and water service and other necessary public utilities are available or obtainable to serve the site;
 - b. The development proposal addresses issues such as parking, stormwater management, landscaping, setbacks, pedestrian access and contributions for fire and rescue services;
 - c. Roads serving the development can handle increased traffic volumes and/or the developer assists in offsetting on and off-site traffic impacts attributable to the development (see transportation proffer guidelines, p. 66);
 - d. The property has direct access to a collector or arterial street without requiring travel through a residential neighborhood;
 - e. The site is designed to minimize the effect of parking, signs, lighting, waste storage, and loading on surrounding areas;
 - f. Loading docks, storage areas, and warehousing should be oriented so that they are not visible from the Route 7 Bypass and Route 287 or are screened from view by landscaping, berming, fencing or other appropriate material;
 - g. To the greatest extent possible, office developments should be

designed to cluster buildings in a traditional development pattern with a unified architectural scheme, so that the buildings, not parking areas, are the most visible and prominent feature of the development. Where possible, parking should be located to the rear of the buildings. Landscaping, setbacks and other open space should be an integral part of the overall development plan;

- h. The scale of the proposed development and buildings should generally be compatible with the scale of the existing Town and surrounding uses. New non-residential development should complement and enhance the character of the Town to the greatest extent possible.
- 6. Ancillary commercial uses which exist essentially to serve the employees of an office or industrial park development (such as office supply stores, printing shops, daycare centers, non drive-thru food establishments), may be permitted to locate within these developments provided that such uses are located within buildings that house office or industrial uses. These commercial establishments will be reached by means of the entrances and roads serving the employment park developments. Additionally, the County and Town will strongly encourage that the hours of operation for these service establishments coincide with the hours of operation of the employment activities within the office/industrial park development.

G. Economic Development

New jobs and housing in the Purcellville UGA will generate additional support and clientele for existing retail establishments in the Town. However, since retail development is often a component of a residential development, there may be pressure for retail development in the UGA. The viability of Purcellville's downtown is a significant concern to local businessmen and Town residents. The potential for strip commercial development along Route 287 and the Route 7 Bypass has also been a concern to area residents.

Commercial centers are often viewed as important and lucrative components of modern residential communities. This is especially true in undeveloped areas where self-contained communities frequently exceed 500 acres in size. The commercial centers become community focal points. The Purcellville UGA is different, however, because the existing Town already serves as a focal point providing a variety of civic and commercial services.

It is the desire of the Town and the County that the Town continue to function as the focal point for new development in the UGA. Therefore, the commercial policies for the UGA reinforce the use of existing commercial centers by severely limiting commercial development in the UGA. The

policies also recommend the use of a variety of incentives to attract new business to the area and to bolster the Town as a center for tourist facilities.

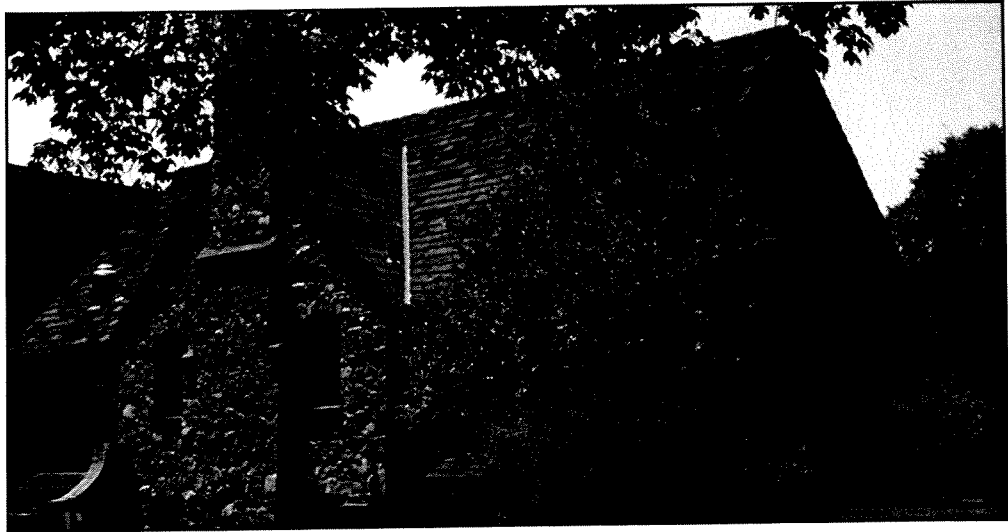
Economic Development Policies

1. The County and the Town will support the viability of existing commercial areas in the Town.
2. The Town and County will work together to attract new businesses to the Purcellville area by offering a variety of economic incentives to prospective employers. Such incentives may include, but not be limited to, priority allocation of public utilities, fast tracking land development application review, and waiver of certain taxes. Appropriate incentives will be determined and implemented on a case by case basis.
3. The Town and the County will make a special effort to attract businesses to the UGA that can take full advantage of Purcellville's unique locational amenities for certain users. Uses that are particularly appropriate for the area include agriculturally related businesses, light manufacturing uses, flex-industrial uses, offices, research and development facilities and storage and distribution facilities.
4. The Town and County should encourage agriculturally related businesses to locate and continue in the UGA in partnership and in support of other economic development. Small scale farms and alternative agricultural operations should continue in the UGA to the extent that these activities further economic development goals related to economic diversification, business and tourism.
5. The County and Town should encourage activities which promote tourism in the UGA. To this end, the County and Town will support activities in the Central Business District that attract and meet the needs of bicyclists using the W&OD trail. The County and Town will also encourage the development of hotel/motel facilities in conjunction with a conference center in the UGA. Such facilities should be located in an area designated for non-residential development.



CHAPTER 5

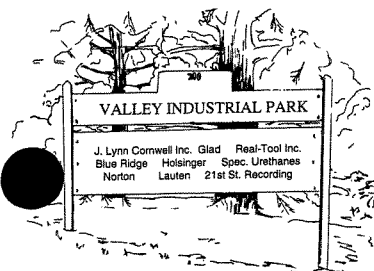
Public Facilities & Utilities



Unlike most new suburban communities in Loudoun County, the County and Town have already made substantial public facility investments in Purcellville. However, additional development will increase demands on existing facilities and will likely create the need for additional facilities. Funding capital facilities improvements will be a challenge jointly shared by the County and the Town in the future, particularly if residential development in the Town and UGA continues at a pace that far outstrips non-residential development.

In an ideal setting, revenues from non-residential development would completely offset capital facility costs associated with new residential development. However, in Loudoun and Purcellville, and in similarly situated, rapidly growing localities on the fringe of metropolitan areas, residential development generally precedes or outstrips non-residential development by several years. This presents a problem because residential development generally does not pay for itself; in other words, property taxes and other revenues generated by new residential development do not cover the cost of providing services to new residents. In addition, few communities ever achieve a jobs/housing balance that results in “excess” revenues for funding capital improvement projects.

In the Purcellville UGA, land use policies seeking an appropriate mix of residential and non-residential development are the first step toward addressing capital facility needs. Equally important are policies that address how capital facilities will be financed and how service responsibilities will be shared by the Town and the County.



A. Sewer and Water Facilities

The availability of sewer and water service is probably the single most important influence that will shape and guide growth in the Purcellville Urban Growth Area. The Town of Purcellville operates its own wastewater treatment and water treatment facilities that serve land within the corporate limits of the Town. The entire Town of Purcellville is already served by public sewer and water lines or is planned for public sewer and water service in the future.

The Town of Purcellville has a 400,000 gallon per day (gpd) water treatment plant with expansion capability of up to 750,000 gpd. The State limit on treatment is 475,000 gpd based on the reservoir yield and supplementary wells. The Town also operates a 500,000 gpd secondary sewage treatment plant which is currently operating near capacity. The possibility of extending existing Town water and sewer service into the planning area outside the corporate limits is limited at this time due to the need to provide service within the Town limits.

The Town is currently considering several alternatives for increasing its water supply, including raising the height of the dam at the J. T. Hirst Reservoir. Dewberry and Davis, engineers for the Town, estimate that with a higher dam, the Town may be able to increase its water supply up to 600,000 gpd. The Town's wastewater treatment plant has expansion capacity of up to 900,000 gpd at its present location. If the Town advocates reservation of water and sewer resources for development within the Town exclusively, the County and Town will need to pursue alternative central sewer and water options to serve development in the Urban Growth Area.

The policies of the plan recommend that the Town and County support completion of a sewer and water master plan (which is currently underway) for the Town and the UGA within a year of the adoption of this plan. The policies suggest that a regional sewer and water solution may be one way to accommodate the needs of the UGA. Funding for needed facility improvements is expected to be primarily the responsibility of the development community.

Sewer and Water Facilities Policies

1. The County and Town support the Town's effort to complete a sewer and water master plan to identify the most viable option for providing additional sewer and water capacity and service to accommodate planned development in the Town and the Purcellville Urban Growth Area. If a regional sewer and/or water alternative proves to be the most feasible option, the Town and County will encourage and support cooperation between the Town of Purcellville and other entities (for example, the LCSA or other towns) that may participate in a regional solution.
2. Central (municipal or regional) sewer and water will be the preferred method of sewer and water service for all new residential and non-residential development in the Purcellville UGA. However, this policy is in no way intended to limit the development of individual houses,

uses, or rural subdivisions on individual well and septic systems as permitted in the UGA under existing zoning.

3. The use of communal, interim or alternative wastewater treatment systems and communal water supply systems will generally not be permitted in the UGA. However, communal wastewater and/or communal water supply systems may be permitted in the UGA to serve rural hamlets on existing A-3 or CR-1 properties in the UGA, subject to Commission Permit approval if the proposed hamlet development achieves the following objectives:
 - a. The hamlet is designed to assist in creating a greenbelt and provides a transition to rural areas at the edge of the UGA;
 - b. The hamlet preserves open space and natural resources;
 - c. The communal systems serving the hamlet are designed to be compatible with and ultimately tie into the central (municipal or regional) utility system that will serve the UGA.
 - d. The Loudoun County Sanitation Authority must own and operate any communal wastewater treatment systems and all such systems must meet applicable state and federal regulations.
4. The Town of Purcellville will be the designated provider of central (municipal or regional) sewer and water service in the UGA unless another provider is mutually agreed upon by the Town and the County.
5. Extensions of sewer and water service to Rural Areas outside the UGA will not be permitted except as specified in the General Plan.
6. Construction of sewer and water facilities to serve the UGA will be financed primarily by the development community; however, the Town may choose to assist in funding sewer and water improvements that will directly benefit residents of the Town.
7. In addition to conventional funding mechanisms, the County and Town will support the use of innovative funding mechanisms such as proffers, special taxing districts, sewer consortiums, etc. to finance sewer and water improvements in the UGA.
8. The sewer and water master plan for the UGA shall be completed within one year of the adoption of this plan. The Purcellville Town Council and the County Board of Supervisors will establish a schedule for completion of such a plan upon adoption of the PUGAMP.

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9. If it is deemed in the best interest of the Town and the County, the Town and the County may initiate a revision to the sewer and water policies of this plan and/or the joint annexation agreement to accommodate a private proposal to finance in whole or in part the construction of new central (municipal or regional) sewer and water facilities or the improvement of existing facilities designed to accommodate growth in the Purcellville Urban Growth Area. Any new facility and/or improvements to the existing facility shall be owned and operated by the Town unless another owner/operator is mutually agreed on by the Town and the County.

B. Public Facilities & Services

Existing facilities in the Town of Purcellville will assist in offsetting some of the service demands typically associated with growth. The Purcellville UGA, unlike developing areas in the eastern third of the County, is centered around an existing community with a number of public facilities in place. One of the reasons the County encourages growth in and around existing towns is to reduce the cost of providing public services. It is cheaper to residents of the County and the Town if new growth occurs in areas where public facilities are available and have excess capacity to accommodate growth.

The County and the Town currently share the responsibility for providing public services in the Town and the Purcellville UGA. However, the County is responsible for the most capital intensive and expensive public service: schools. Approximately 70% of the capital costs associated with new residential development are school related. Since the Town agreed to forego its right to seek city status as part of the joint annexation agreement, it is unlikely that the Town will ever be responsible for schools in the UGA or the Town. At present, the Town of Purcellville and the UGA are served by two elementary schools, a middle school and a high school. Although each of these school facilities currently have limited excess capacity available, development in the UGA will require that school capacity be re-evaluated.

The Town of Purcellville, because of its central location, is also home to a variety of County facilities that serve the entire western Loudoun region. The public library in Purcellville, operated by the County's Department of Library services is the largest library in western Loudoun County. Therefore, the 15,300 square foot facility houses 74,500 books and is larger than required to serve the current population of the Town. The County's Department of Parks and Recreation operates the Loudoun Valley Community Center which offers a variety of recreational programs and houses a senior center/cafe operated by The Area Agency on Aging. The County has also recently purchased property for a regional park just west of Purcellville. Franklin Park will provide a variety of active and passive recreational opportunities for western Loudouners. In addition to other facilities, the

County's Department of Mental Health/Mental Retardation operates three residential facilities in Purcellville.

The Town also provides important services to Purcellville residents including police protection, trash removal, sewer and water service, and limited road maintenance, street lighting and snow removal. The Town recently completed renovation of an existing building that houses the Town's administrative staff, the police department and council chambers. Although the Town does not have a Department of Parks and Recreation, the Town does have a Parks Advisory Board and may in the future begin to take a more active role in providing park and recreation services in the Town and possibly the UGA. The Town operates a small park adjacent to the government center and is in the process of acquiring a stream valley park on the north side of Town. Additionally, Fireman's Field, owned by the volunteer fire company, offers recreational opportunities to Town residents.

Although the County provides limited funding and training to all volunteer fire and rescue companies, these services are provided primarily through volunteers who depend on private donations. Purcellville has active volunteer fire and rescue squads that have facilities in Town.

Since there are many facilities already in place in Purcellville, capital facility needs in the UGA will be less extensive than in other areas of the County where little investment has occurred. The following policies recommend that the Town continue as the location of new and improved facilities to the greatest possible extent. However, certain new facilities, such as elementary schools, may be more appropriate in the UGA to serve a local population. The policies also recommend that the Town and County share capital facilities contributions garnered as part of rezoning in proportion to the services provided by each jurisdiction.

Public Facility and Services Policies

1. The County and Town will encourage the continued use and enhancement of existing public facilities serving the Town and the Urban Growth Area.
2. The Town of Purcellville will generally be the preferred location for new public facilities unless a suitable site is not available in the Town, or the facility (such as an elementary school) is designed to serve a local or neighborhood population. The preferred location for new school sites is shown on Figure 10, p. 48. The Loudoun County School Board and School Administration staff will be requested to re-evaluate school needs and preferred locations following completion and adoption of the Sewer and Water Master Plan and once a phasing proposal for the UGA is complete (see also Phasing Policy #3, p. 58).
3. A full complement of public facilities and services will be provided to serve a growing population in the Purcellville area.

Purcellville Urban Growth Area Management Plan

Existing and Proposed School Locations

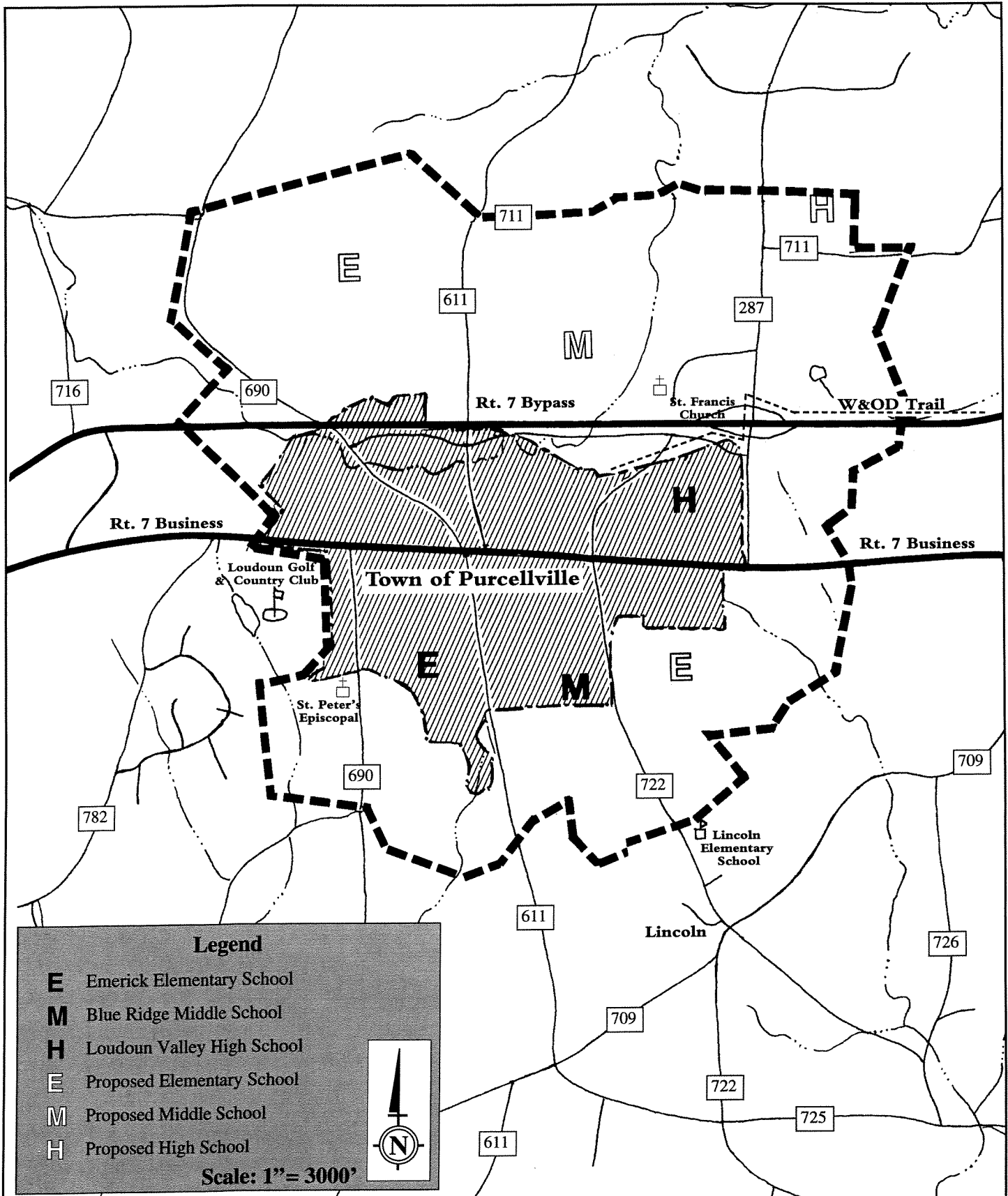


Figure 10.

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4. The County will encourage that the provision of services be a joint effort between the public and private sectors through a combination of conventional sources, such as state and local tax revenues, grants, and innovative funding mechanisms (such as proffers, user fees and special taxing districts) when appropriate.
 5. Capital facility proffers in the Purcellville UGA shall be evaluated in accordance with capital facility proffer guidelines of this plan (p. 59).
 6. Capital facility proffers for rezonings in the UGA will be shared between the Town and County at time of rezoning according to which jurisdiction will be constructing/maintaining and/or funding the remaining portion of the facility. Capital facilities proffers will generally be distributed as follows:
 - a. Land, cash, and in-kind proffers for capital costs related to schools, libraries, mental health and mental retardation, senior citizens services, judicial services and other human services not provided by the Town will be disbursed or dedicated to the County or its designee.
 - b. Land, cash and in-kind proffers for capital costs related to police protection, recycling or trash removal, and general government will be disbursed to the Town or its designee.
 - c. Cash contributions for park and recreational facilities and capital improvements will be divided as follows:
75% of the funds will go to the County to be used for the development of Franklin Park and 25% of the funds will go to the Town. At such time as Franklin Park is completely developed, cash contributions for park and recreational facility improvements will be divided evenly between the Town and the County. Land dedicated for public park facilities in the UGA will be dedicated to the Town or its designee.

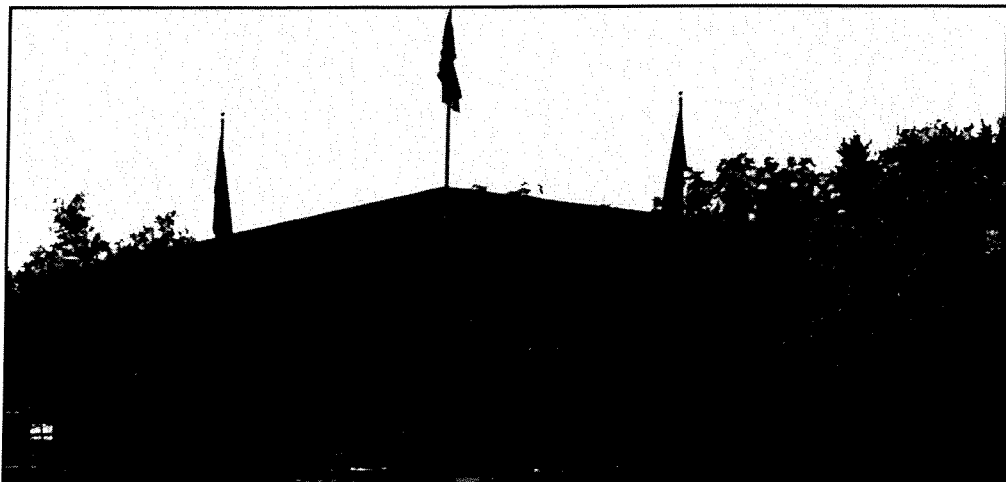
This policy should be re-evaluated every five years as the plan and joint annexation agreement are evaluated or at such time as the Town assumes an enhanced role in service delivery.

C. Energy and Communications Facilities

Gas, electrical and communication services are essential components of daily life that are generally invisible to most residents. As new development occurs in the Town and in the UGA, however, existing facilities will need to be upgraded or expanded to accommodate new houses and businesses. While cost effective provision of these services will be

essential to ensure the economic growth of the area, the location of switching stations, transformer yards, towers and associated facilities can have a significant visual impact on surrounding uses. The following policies seek to confine such uses to appropriate non-residential areas and to encourage buffering and screening to minimize the impact on surrounding uses.

1. The County and Town will work with energy and communication service providers to plan for and accommodate utility expansion (gas, cable, electricity, telephone, etc.) needed to serve development in the UGA. Utility substations and communication facilities will meet the following locational criteria:
 - a. Utility lines and facilities should be grouped and buried to the greatest possible extent;
 - b. When reasonably possible, new communication towers, substations and other large scale utility improvements should be located in areas designated for non-residential development;
 - c. High tension power lines, communication towers, and similar facilities should be sufficiently separated from adjacent residential uses to minimize potential health and safety risks;
 - d. Towers and other structures should be sited, screened, buffered, bermed and landscaped to minimize the view of the facility from adjoining roads and properties.
2. The plan supports the location of an electrical substation at the edge of the UGA, adjacent to the W&OD trail, near the intersection of the Route 7 Bypass and Route 287 (as illustrated on Figure 8, p. 33) to accommodate additional power demands in the Purcellville UGA.

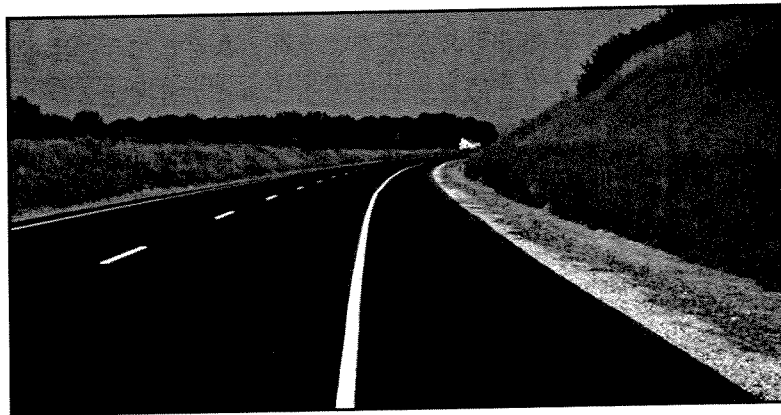
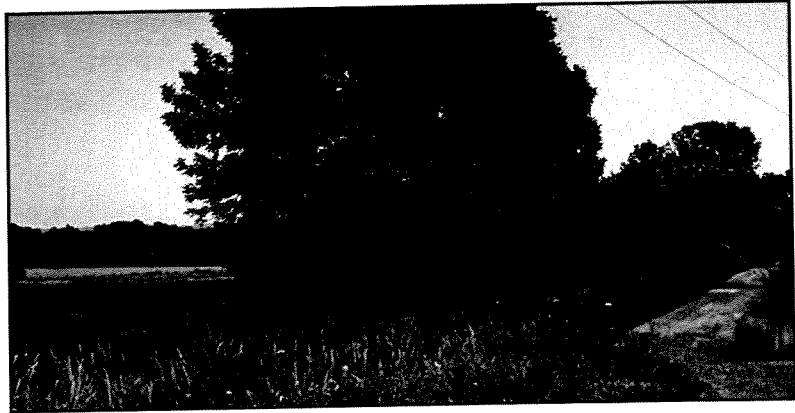


The Purcellville Town Hall serves as a focal point for civic and community activities in the Town.

CHAPTER

6

Transportation



As the Urban Growth Area develops, a road system will need to be developed to accommodate the additional traffic that will be generated. While the County and Town do not build roads, they do work with the Virginia Department of Transportation (VDOT) and the development community to assure that the transportation network is adequate and safe. The transportation system should support County and Town community development and design objectives by fostering a close relationship with land use planning.

The transportation policies for the Urban Growth Area focus on adequately moving regional traffic through the UGA and handling the increasing levels of local traffic on the street network as the area develops. The Plan proposes a system of arterial and major collector streets to minimize traffic congestion and to provide for safe and convenient access throughout the Urban Growth Area. The relationship of new streets to the existing traditional network of streets is also addressed from a community design standpoint. The policies address the type, design, funding and timing of area road improvements, and other transportation infrastructure improvements.



A. Transportation Network Improvements

The Town of Purcellville and the Purcellville UGA are served by a network of primary and secondary roads. The Town is bisected by Business Route 7, a two lane primary highway which provides access to the area from the east and the west. Historically, the Route 7 corridor has been the focal point for commercial activities in the Purcellville area as well as an important route for commuters travelling to and from jobs in the Metropolitan Washington Area. The Route 7/Purcellville Bypass is a four lane limited access primary highway. The UGA is served by one interchange at Route 287. Since the Route 7 Bypass will continue to be the primary regional road serving the UGA, the plan proposes an additional interchange at Route 690 to improve access to the Town.

Route 287, also a primary road in the Purcellville UGA, is a two lane facility which acts as the area's major north-south route. The area is also served by six secondary roads. Route 690, Route 611 and Route 722 are all paved north-south roads radiating out into the planning area from within the corporate limits of the Town. Route 716, which heads north from Route 7, and Route 782, heading south from Route 7, are each low volume gravel roads also serving local traffic in the planning area. A third low volume road, Route 711, is, aside from Route 7, the only other road in the planning area which runs east-west.

There is an obvious lack of an east-west road serving the southern portion of the UGA which the plan proposes to resolve by extending Route 287 to Route 1610 (A Street) and then west to Route 690. The alignment of the proposed southern circumferential road has been an issue of concern among residents of the area throughout the development of this plan.

Transportation Network Improvement Policies

1. The County and Town will work together to improve existing roads in the Purcellville area. The following types of projects should be priorities for road improvement monies in the Purcellville area:
 - a. Paving unpaved roads within the corporate limits of Purcellville and in the UGA, as appropriate;
 - b. Improving access from the UGA to the Town and Downtown (Main Street Area);
 - c. Improving secondary roads that function as major collectors or that are important to improving the regional road network serving the UGA.

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2. The Town and the County will encourage the Virginia Department of Transportation to plan and construct an additional interchange on the Route 7 Bypass at Route 690. This interchange should be a priority for Primary Road Fund expenditures in western Loudoun County.
 3. The County and Town will plan for a hierarchy of local streets, collector roads and arterials which funnel traffic from smaller local streets to larger regional ones (see Figure 11, p. 54). The County and Town will encourage an interconnected network to distribute traffic and link new areas and existing development to each other to ensure a system that provides multiple new routes into the Town and around the UGA. Although use of cul-de-sacs should be limited, they may be permitted to address environmental and engineering constraints. Roadway widths in the UGA will be determined by traffic volumes.
 4. The County and Town will encourage the construction of a southern circumferential loop road in the UGA to extend from Route 287 to Route 690 along the alignment depicted in Figure 11, p. 54.
 5. The County and Town will support transit opportunities in the UGA. Efforts to augment commuter bus service serving the UGA will be encouraged. The County and Town will cooperate with VDOT to plan for a park and ride lot(s) with a bus stop in the Town or UGA near the Route 287 and Route 7 Bypass interchange. The W&OD trail should be recognized and supported as an alternative transit facility for bicyclists.
 6. The County and the Town of Purcellville will work with VDOT and the Towns of Hamilton and Round Hill to assure the coordination of road improvements in the region and the Route 7 corridor.

B. Transportation Funding

The County and Town have traditionally relied on a mix of funding sources to construct and finance improvements to its road networks. The majority of road improvements in the UGA and the Town to date have been funded through the State Primary and Secondary Six-Year Road Improvements Plan. Over the past ten years the County has been successful at implementing a proffer system, which is used in part to fund road improvements, negotiated with developers to mitigate the impact of their development proposals. As development occurs more frequently in the Town and the UGA, the use of proffers to fund transportation improvements will likely increase. Proffers, as well as other innovative funding sources, are recommended as a means of supplementing State funding for road improvements in the UGA as development occurs.

Purcellville Urban Growth Area Management Plan

Ultimate Transportation Network

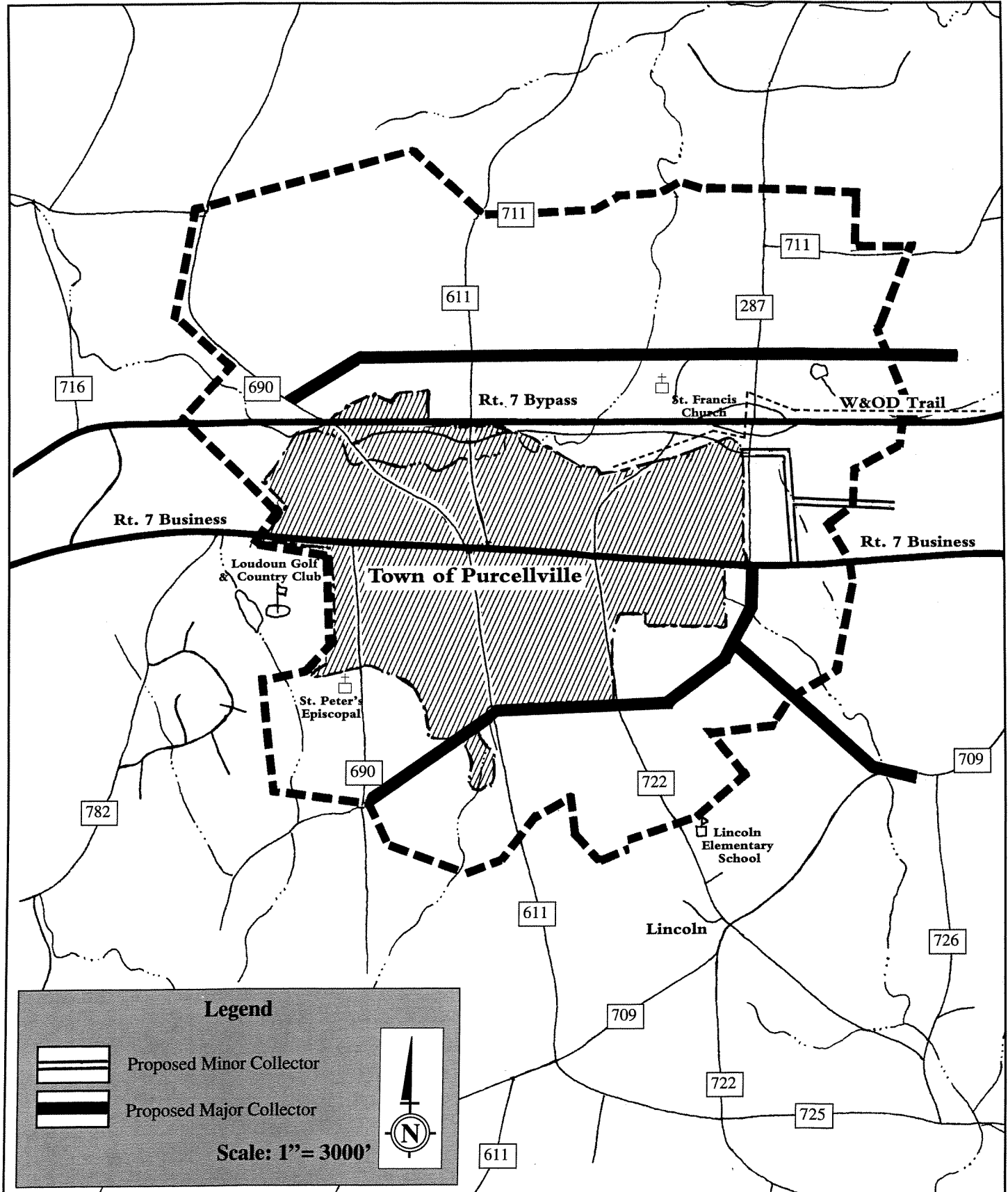


Figure 11.

Transportation Funding Policies

1. Road improvements in the Purcellville UGA will be funded through a variety of public and private sources including State and local revenues and development proffers. Additionally, use of innovative funding mechanisms, such as special taxing districts or impact fees, may be permitted where appropriate and feasible.
2. Transportation proffers will be sought through the land development process to mitigate the impact of new development on roads and other transportation facilities in the UGA. State and local road funds will be directed toward improving public roads and augmenting the regional road network system serving the UGA.

C. Road Design & Construction

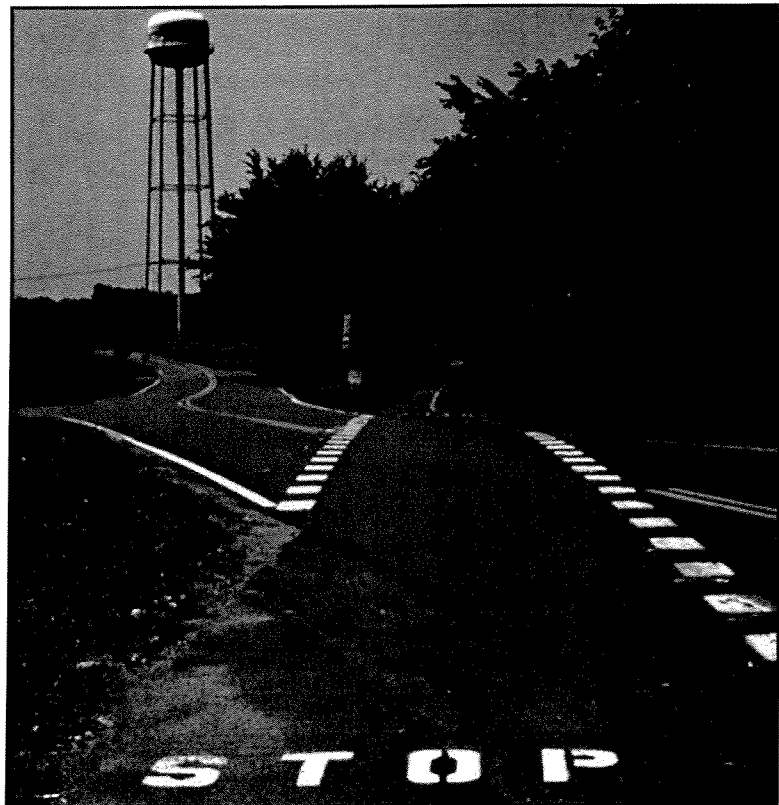
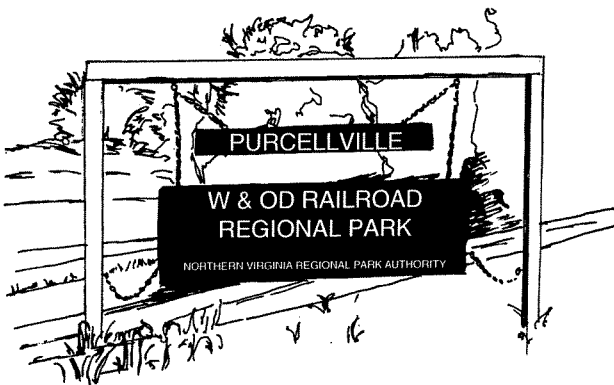
Developers usually plan and construct local streets within their projects and the minor collector streets that connect their projects to major collector and arterial streets. However, the County, Town and VDOT work with the developer to assure that roads are constructed to minimum design and safety standards. The actual size and type of roads, and the phasing of road improvements is generally negotiated on a case by case basis as development proposals are submitted for review. This review and negotiation process ensures that new roads adequately support the proposed land uses and are integrated with the existing or planned road network.

Road Design and Construction Policies

1. The County and Town will continue to recommend and negotiate phased transportation improvements during review of legislative development applications (rezoning and special exceptions) to assure that sufficient road capacity is available to serve projected demand as development occurs. These phasing plans should:
 - a. Resolve any safety problems that would be caused or exacerbated by increased traffic volumes attributable to the new development;
 - b. Provide frontage improvements and turn lanes from existing roads serving the UGA as soon as traffic levels warrant such improvements;
 - c. Ensure that roads within or serving the development operate at a level of service D or better;

- d. Support the ultimate design standard for existing or proposed roads that would serve the development (i.e., that phasing would not preclude ultimate development of the road as planned).
2. Existing setback requirements and landscaping standards should be applied to address landscaping, buffering and screening along major transportation corridors such as Route 7 Business, Route 287 and the Route 7 Bypass.
3. Coordinated transportation access will be encouraged along all major roads serving the UGA to minimize entrance points.
4. Roads in the Purcellville UGA will be constructed to VDOT standards for acceptance into the VDOT road system and private streets will be discouraged. Exceptions may be made in cases where an alternate design would safely accommodate traffic volumes and where traditional design guidelines could not otherwise be met. Private streets would not be maintained by the County, the Town or VDOT and maintenance responsibilities would need to be assured before approval for private streets is granted.
5. New collector roads serving residential areas shall not be constructed to exceed a design speed of 40 m.p.h.

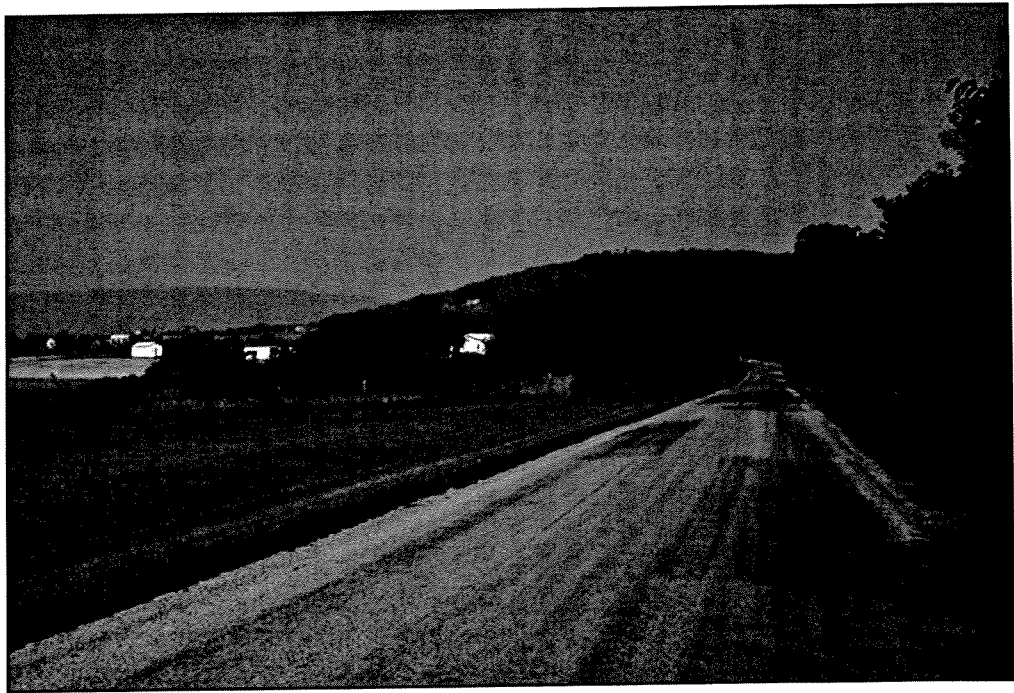
The Washington and Old Dominion Bike Trail, stretching from Alexandria to Purcellville is a unique alternative to conventional commuter routes.



CHAPTER

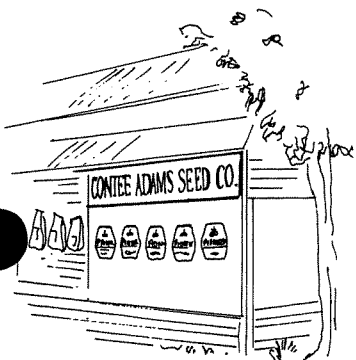
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Implementation



The *Purcellville Urban Growth Area Management Plan* sets the basic framework for development in the UGA. Actual implementation of the plan will be carried out over a number of years as individual landowners seek to develop their property. The Town and the County will review these development proposals to determine how well the proposals fulfill the mission, goals, and policies of this plan. For the Plan to be effective it must be used in the day to day decision-making process of both Town and County officials. The Plan must also be evaluated periodically, as recommended in the joint annexation agreement (every five years), to ensure that it continues to meet the needs of the community.

The implementation policies of the plan include recommended phasing guidelines to be implemented upon completion of the Town's Sewer and Water Master Plan and a set of proffer guidelines for use in the uniform evaluation of rezoning applications. Also included is a summary of the joint annexation agreement that appears in full in Appendix A. This agreement, which is an integral part of the implementation of this plan, sets out how the PUGAMP will be administered, how land development applications will be handled, and how the Town and County will jointly work to guide growth and development in the UGA.



A. Phasing

The desire for orderly development and development at a pace that would not overwhelm the existing Town of Purcellville was expressed throughout the PUGAMP plan process. In an effort to provide guidance for future development in the UGA, and to assure that future development can be adequately served by utilities, the PUGAMP includes the following phasing guidelines to be implemented upon completion of the Town's Sewer and Water Master Plan.

Phasing Guidelines

1. A series of phasing policies for the Purcellville Urban Growth Area will be established following completion of the Sewer and Water Master Plan. Ultimate densities for the UGA will also be established once the Sewer and Water Master Plan is complete.
2. The future phasing policies will include a preferred development plan for the next 10 years which identifies preferred development areas based on the following objectives:
 - a. Encouraging the natural expansion of the Town in areas contiguous to the Town;
 - b. Phasing development to coincide with incremental improvements to the sewer and water system;
 - c. Providing for a transition from suburban densities within the UGA to rural densities outside the UGA.
3. The Town and the County will work jointly with the Loudoun County School Board and School Administration staff to re-evaluate school needs and preferred locations for new schools once the 10-year preferred development pattern is identified and ultimate densities are determined following completion of the Sewer and Water Master Plan.
4. Development in areas outside of the 10 year area may be considered by the Town and the County through a specific request of a landowner following the process outlined in policies 5 and 6, below.
5. Applications for out of phase development (development in the area outside the 10 year preferred development area) will be evaluated by the Joint UGA Policies Review Committee. The Joint UGA Committee will determine if an application to develop out of phase is to be forwarded to the Town and the County for review and processing. Applications for out of phase development will be

evaluated one time a year and accepted for review on March 1 or the first business day thereafter.

6. The Joint UGA Committee will evaluate each proposed out of phase development proposal based on the following criteria. At least one criteria must be met for the application to be forwarded to the Town and County for public hearings:

- a. Creative Idea(s):

The application shall provide a novel idea or concept of land development that was not foreseen by the PUGAMP.

- b. Oversight(s):

A property was overlooked or misinterpreted in the review and development of the PUGAMP.

- c. Change in Surrounding Land Use:

The area surrounding the property in question has changed substantially since the review and adoption of the PUGAMP.

- d. Goals:

The goals of the PUGAMP could be more effectively met or implemented if the application were to be approved.

B. Proffers

Proffers are voluntary commitments which a developer makes to the County or to the Town during the rezoning process to assist in improving the public infrastructure needed to serve new residents or users of the development. The basic premise of the proffer guidelines is that the private sector should share in the costs of capital improvements related to new growth. The proffer guidelines seek to fairly allocate the financial burdens of growth between the general public and those who will benefit directly from the improvements. The guidelines also provide a “level playing field” for the development community by assuring that proffers will be evaluated in a consistent manner.

Proffer Guidelines

(Note: For the purposes of determining which proffer policies apply, any bonus density granted to comply with the Affordable Dwelling Unit Ordinance should be excluded.)

1. To assist the County and Town in an equitable and uniform evaluation of developer proffers and other proposals for densities above 1.6 dwelling units per net acre and up to and including 2.0 units per net acre which otherwise conform with the policies of this plan, the County and Town anticipate that the developer will assist in offsetting 25% of the capital facility costs per dwelling unit and/or will participate in an open space preservation program. The developer, the Town, and the County will work together on a case by case basis to determine whether capital facilities or open space is a community priority and how assistance toward open space or capital facility improvements should be divided. Proffers (cash or in-kind contributions) for open space preservation proffers and capital facilities proffers should be equal in value so that priorities are determined by need and so that one option does not suggest a clear financial advantage over the other (See Tables 2, 3, 4, pp. 62-64).
2. For development proposals for densities above 2.0 dwelling units per net acre up to and including 3.0 units per net acre which otherwise conform with the policies of this plan, the County and Town anticipate that the developer will meet the proffer policies outlined in #1 for the units at or below 2.0 units to the acre and assist in offsetting 25% of the capital facility costs per dwelling unit for the incremental units above 2.0 dwelling units per net acre up to and including 3.0 dwelling units per acre (See Tables 2, 3, 4, pp. 62-64).
3. Development proposals for densities above 3.0 units per net acre up to and including 8.0 dwelling units per net acre, which otherwise conform to the policies of this plan may be considered by the County and Town for voluntary participation in an open space preservation program. In addition to meeting the proffer guidelines outlined in policies #1 through #2 above, for densities up to 3.0 units to the acre, the County and the Town anticipate that 25% of all units above 3.0 units to the acre will be associated with an open space preservation program and that 25% of the capital facility costs associated with all units above 3.0 units to the acre will be offset through capital facilities proffers (See Tables 2, 3, 4, pp. 62-64).
4. Development proposals for densities above 8.0 units per net acre up to and including 10 units per units per net acre, which otherwise conform to the policies of this plan may be considered by the County and the Town for voluntary participation in an open space preservation program. In addition to meeting the proffer guidelines outlined in #1 through #3 above, for densities up to 8.0 units to the acre, the County and the Town anticipate that 30% of all units above 8.0 units to the acre will be associated with an open space preservation program and that 25% of the capital facility costs associated with all units above 8.0

units to the acre will be offset through capital facilities proffers (See Tables 2, 3, 4, pp. 62-64).

5. Capital facility proffers will be evaluated according to the following criteria:
- a. Estimated capital facilities costs per unit by unit type will be calculated by a Capital Facility Intensity Factor (CIF) based on the Fiscal Impact Model for each type of development. The CIF will be calculated using the following formula:

$$\text{CIF} = (\text{Household Size} \times \text{Facility Cost Per Capita}) + (\text{Students Per Household} \times \text{School Cost per Student})$$

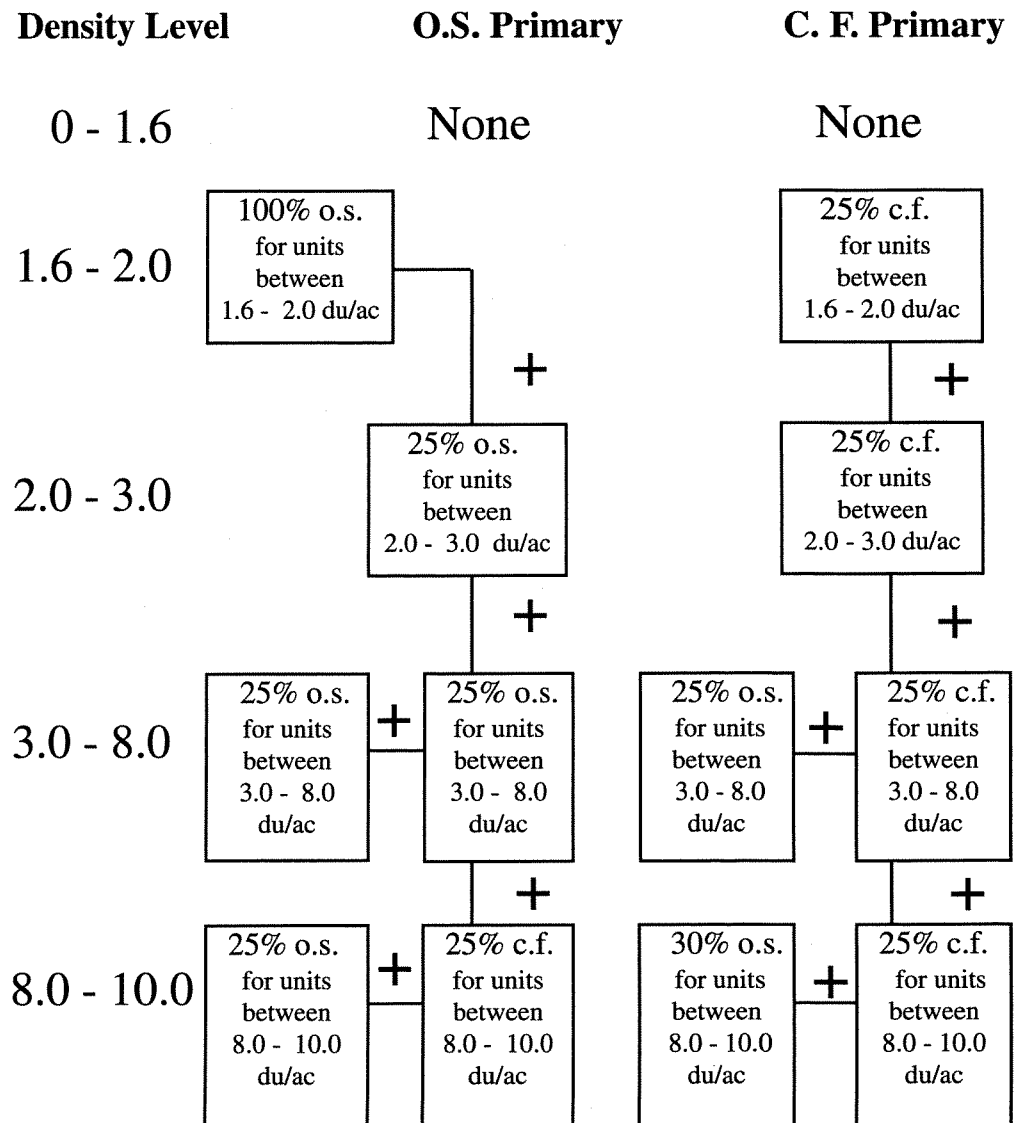
- b. The following definition of “Capital Facility Proffer” will be used for the purpose of evaluating proffers:

A contribution consistent with County policies and service needs, in cash or in kind (typically land), that benefits County residents at large, which is agreed to as a condition of a rezoning. To be considered a proffer based on this definition, several criteria need to be met:

- i. The facility proffered is dedicated to the County, the Town or to a local, state, federal or regional authority or otherwise satisfies a need identified in the County’s or Town’s service plan or County or Town Capital Improvement Program. Dedicating facilities for the exclusive use of subdivision or group of subdivision residents does not meet this test;
- ii. The contribution has a quantifiable value;
- iii. Land is deeded to the County, Town or to a state, federal or regional authority;
- iv. The contribution would not be required under existing statutes, or ordinances.
- v. The proffer is irrevocable; and
- vi. Transportation and road improvement proffers will not be included.

TABLE 2

Proffer Calculation Options



Notes:

1. For full explanation, refer to proffer guidelines 1 through 4 on pages 52 and 53. **O.S.** Refers to open space proffers; **C.F.** refers to capital facility proffers.
2. At development densities between 1.6 and 2.0 units to the acre, open space proffers or capital facility proffers are deemed appropriate. **O.S. Primary** refers to the determination that open space proffers are deemed the priority at densities ranging from 1.6 to 2.0 units to the acre. **C.F. Primary** refers to the determination that capital facilities proffers are deemed the priority at densities ranging from 1.6 to 2.0 units to the acre.

TABLE 3

Sample Calculation @ 8.1 du/ac

Option 1: Open Space Primary

Density Level

0 - 1.6

None

None

(First 16 units not subject to proffers)

1.6 - 2.0

Next 4 units associated with open space proffers

2.0 - 3.0

Additional 10 units associated with capital facilities proffers anticipated to meet 25% of total capital facilities costs associated with these 10 units.

3.0 - 8.0

Next 50 units associated with capital facilities proffers anticipated to meet 25% of total capital facilities costs associated with these 50 units; additional open space proffers also anticipated.

25% of these 50 units, or 12 units associated with open space proffers.

8.0- 10.0

Last 5 units associated with capital facilities proffers anticipated to meet 25% of total capital facilities costs associated with these 44 units; additional open space proffers also anticipated.

30% of these 5 units, or 2 units associated with open space proffers.

Total = 65 units tied to capital facilities proffers

18 units tied to open space proffers

Notes:

1. This example assumes a 10 acre parcel at a base density of 8.1 net dwelling units to the acre, excluding affordable dwelling unit bonus of 20%; 9.7 units to the acre including affordable dwelling unit bonus.
2. In this example, open space proffers are deemed the priority from 1.6 to 2.0 units to the acre.
3. Total number of units on site is 97, with a maximum of 12 affordable units. Affordable units are not subject to proffer calculations.

TABLE 4

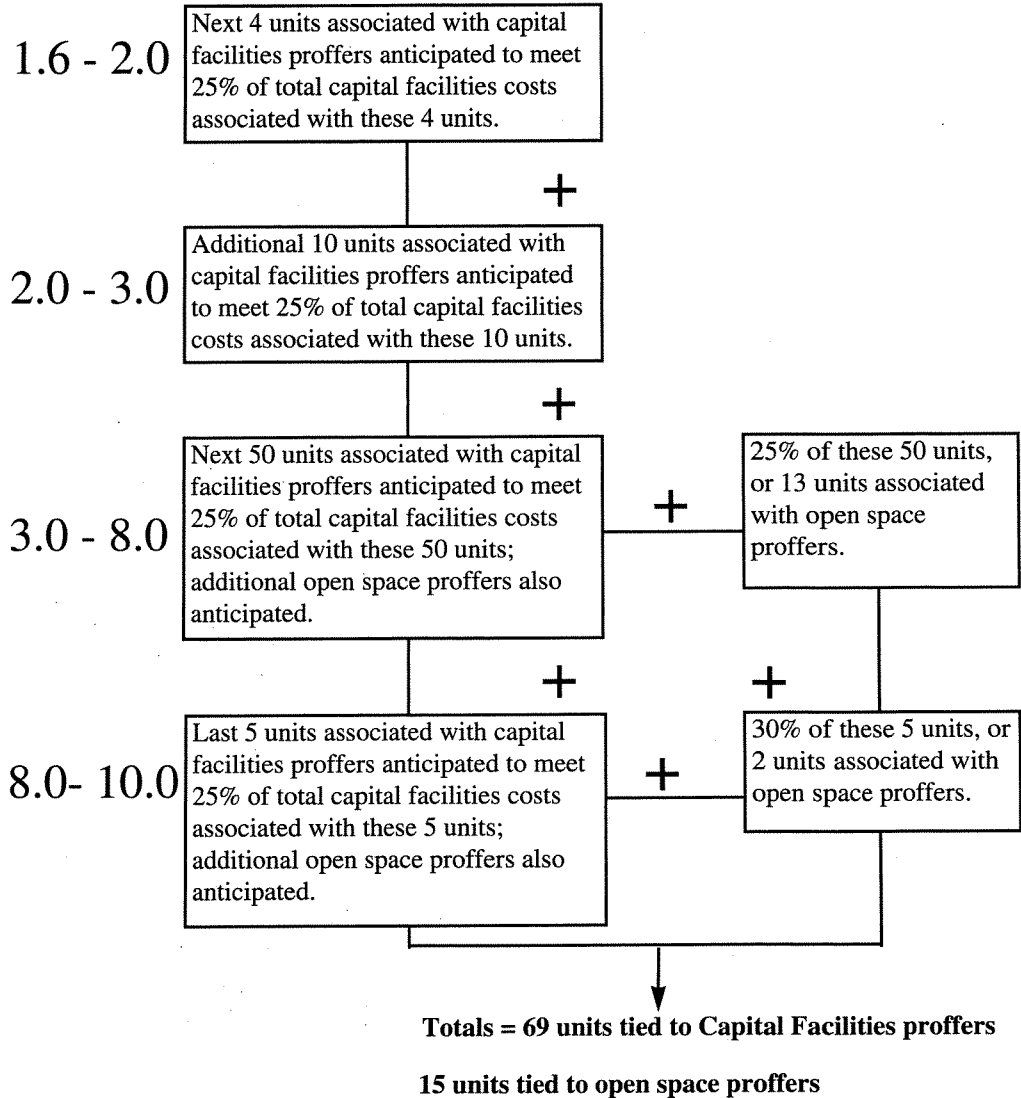
Sample Calculation @ 8.1 du/ac

Option 2: Capital Facilities Primary

Density Level

0 - 1.6 None None

(First 16 units not subject to proffers)



Notes:

1. This example assumes a 10 acre parcel at a base density of 8.1 net dwelling units to the acre, excluding affordable dwelling unit bonus of 20%; 9.7 units to the acre including affordable dwelling unit bonus.
2. In this example, capital facilities proffers are deemed the priority from 1.6 to 2.0 units to the acre.
3. Total number of units on site is 97, with a maximum of 12 affordable units. Affordable units are not subject to proffer calculations.

-
6. Proffers relating to participation in an open space program will be evaluated using the following criteria:
- a. Proffered open space must be in addition to and not including required minimum active park land, floodplain or otherwise undevelopable land;
 - b. Participation in an open space preservation program may be achieved through the transfer of off-site development rights through open space easements, preservation of on-site open space and/or cash contributions for the purchase of open space and may be accomplished through the following methods.
 1. Density may be transferred from rural areas near the Purcellville UGA, areas that are designated to serve as a greenbelt between rural and urban areas or areas that are designated as environmentally sensitive or visually significant, to appropriate urban areas provided that the new development potential does not exceed the receiving area's designated density cap. Development potential may be transferred to the Purcellville UGA from sending areas within the Upper Catoctin, Route 287 North, Route 7 West, Route 15 North, Beaverdam, or Upper Goose Creek areas (See Figure 3, **General Plan**, p. 15, inclusive of all amendments). Density from properties included on the State or National Registers of Historic Places and/or from properties within local historic districts may be transferred, without regard to Planning District boundaries, to any property qualified to receive additional density. Density credit for off-site density transfers will be calculated based on the Density Transfer Guidelines in the **General Plan**, p. 195 (or as subsequently amended);
 2. On-site density transfers from land adjacent to a floodplain, land which would assist in forming a "greenbelt" between developed and undeveloped areas, and/or land which is environmentally or visually significant will be encouraged;
 3. A per unit cash donation to the County or the Town for the purchase of passive recreational land or land which is environmentally or visually significant is an additional proffer option. The per unit cash contribution will be determined on a case by case basis.

-
7. Transportation proffers shall be evaluated according to the transportation proffer guidelines of the **General Plan**, Chapter 8, p. 192 (or as subsequently amended).

C. Joint Annexation Agreement

The Town and the County adopted a Joint Annexation Agreement on May 19, 1992. Major points of the annexation agreement are outlined below. The actual annexation agreement, inclusive of all revisions to date, appears in Appendix A.

Joint Annexation Agreement Summary

1. Annexation Area

Adoption of the joint annexation agreement did not involve annexation of any land. The agreement allows for the Town to annex some, none or all of the property in the Purcellville Urban Growth Area following the effective date of the annexation agreement. No property shall be annexed by the Town in the future unless it is contiguous to the Town boundary that exists at the time of annexation.

2. Timing of Annexations

The Town has generally agreed not to annex any property until the **Purcellville Urban Growth Area Management Plan** (PUGAMP) is complete or until 18 months from the date of adoption of the agreement. However, the Town and the County may extend this timeline through mutual agreement. There is one exception to the 18 month annexation moratorium that applies to the Autumn Hill property. The Autumn Hill property is the only property that may be annexed prior to completion of the PUGAMP or before 18 months has passed. The Town has not expressed its intent to annex this property in the near term. Any actual annexation of land by the Town will involve public hearings.

3. Development in the UGA (Annexation Area)

Development in the UGA shall conform to the PUGAMP; however, if a developer seeks a rezoning prior to completion of the PUGAMP, the development must conform to the policies in the **General Plan**.

4. Joint Comprehensive Plan for UGA - PUGAMP

To refine the **General Plan** land use policies, the annexation

agreement requires that a Joint Comprehensive Plan Committee be established to prepare a land use plan for the annexation area. The annexation agreement specifies that this Joint Plan Committee be composed of 15 individuals: two members of the Town's Planning Commission, two members of the County Planning Commission, five landowners or residents of the County (no less than four from rural Loudoun County, west of Route 15) and six residents of the Town of Purcellville. The members of this Committee are to prepare a Joint Comprehensive Plan for the annexation area for review by the Town and County Planning Commissions and the Town Council and County Board of Supervisors. The PUGAMP will address issues such as land use, development densities, transportation, proffer guidelines and public utilities and facilities.

The Joint Comprehensive Plan (PUGAMP), once adopted, will be subject to periodic review by the Joint Urban Growth Area Policy Review Committee. The Joint Urban Growth Area Policy Review Committee will be composed of representatives from the Town and the County: one member of the Purcellville Town Council, one member of the Loudoun County Board of Supervisors, one member of the Town Planning Commission and one member of the County Planning Commission. The Joint Review Committee will review the Joint Comprehensive Plan every five years and provide a forum for the two jurisdictions to discuss issues relating to the Urban Growth Area.

5. Town Commitments

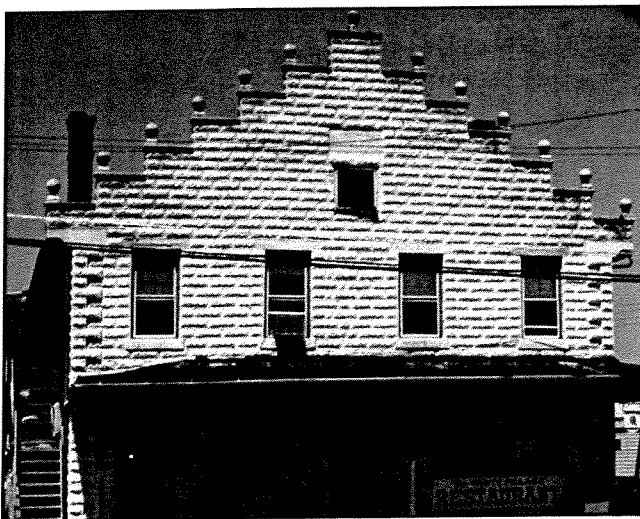
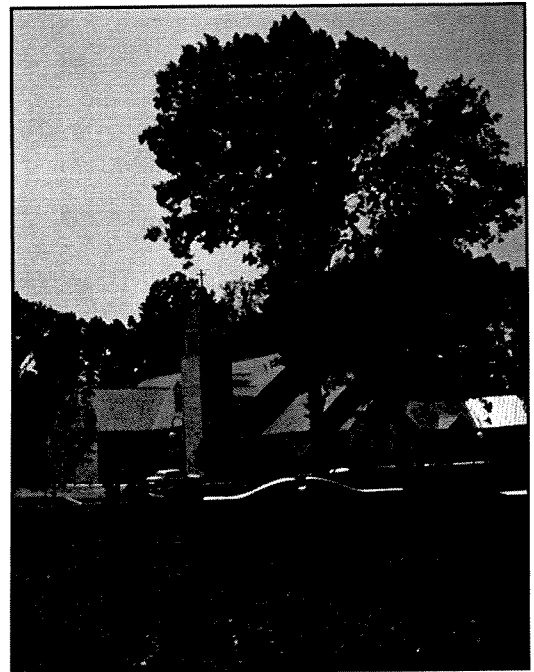
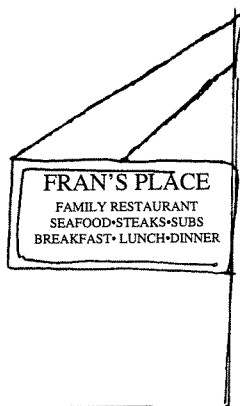
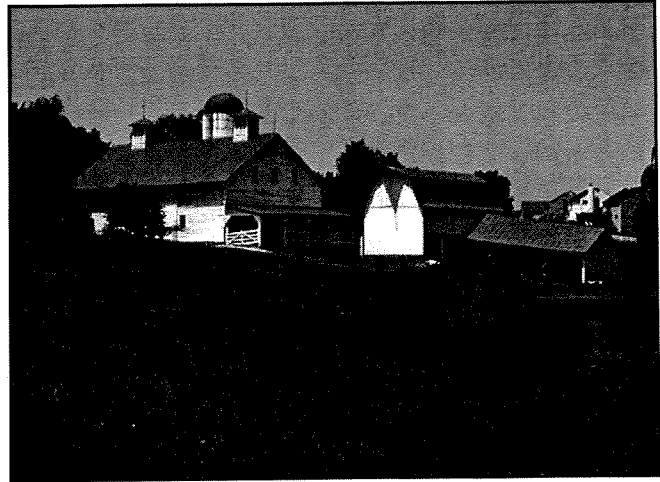
Prior to annexing any land, the Town must complete a number of items including a Capital Improvement Plan, and a Facilities Standards Manual. The Town must also agree to limit its extraterritorial subdivision control to the UGA, and establish a method for financing improvements to the Town's sewer and water system.

6. Land Development Review Within the UGA

The Town will have the authority to grant rezonings within the UGA if the Town has annexed the property prior to rezoning approval. If the rezoning application is filed with the County prior to annexation of the property, the Town will review and submit comments on the proposal. Any rezoning proposals filed with the County will require a commitment from the Town to extend sewer and water services.

7. Distribution of Proffers

The agreement specifies how proffers on rezonings in the UGA that were approved prior to approval of the Joint Annexation Agreement will be divided. This distribution of proffers only applies to the Autumn Hill project.



The Purcellville area offers the best of town and county living.

A P P E N D I X A

Annexation Agreement

*Town of Purcellville/County of Loudoun
Annexation Agreement*

THIS AGREEMENT made and entered into this 16th day of November, 1994, by and between the Board of Supervisors of Loudoun County, Virginia (hereinafter "County") and the Town Council of the Town of Purcellville, Virginia (hereinafter ("Town").

WITNESSETH

WHEREAS, the County adopted a Comprehensive Plan for Growth in Loudoun County which designated an Urban Growth Area around the Town of Purcellville and encouraged the development of an Annexation Agreement between the Town and County for the annexation into the Town of the Urban Growth Area; and

WHEREAS, the Town and County entered into a joint resolution, in December, 1991, whereby they both committed to seek a Comprehensive Annexation Agreement to address the entire Urban Growth Area; and

WHEREAS, the Town and County wish to enter into an Agreement defining annexation rights pursuant to Section 15.1-1058.1 of the Code of Virginia, 1950 as amended; and

WHEREAS, it is the desire of the Town and County to allow the Town to annex as much of the Urban Growth Area, shown on Attachment A and identified in the County's Choices and Changes General Plan adopted on September 17, 1991 when it desires, by ordinance; and

WHEREAS, the Town has indicated its willingness to relinquish its right to seek independent city status; and

WHEREAS, the Town and County have negotiated an Agreement regarding annexation which will be in the best interests of all the citizens of the County, including the citizens of the Town and the annexation area; and

WHEREAS, the Virginia Commission on Local Government has reviewed this Agreement and found it to be consistent with statutory standards and reported favorably on the Agreement; and

WHEREAS, in response to recommendations made by the Virginia Commission on Local Government to amend the Agreement, the Town and County have revised the Agreement to include all such recommendations; and

WHEREAS, Section 15.1-1058.3 of the Code of Virginia requires

final adoption of the Agreement by both the Town and County following the recommendation of the Commission on Local Government.

NOW, THEREFORE, the Town and County, in consideration of the mutual covenants and agreements contained herein, agree to perform the following acts and to be bound by the following statements and principals in settlement of all annexation issues.

I. Section 15.1-1058.1. AGREEMENT DEFINING ANNEXATION RIGHTS.

A. The Town hereby permanently relinquishes its right to seek city status effective as of the effective date of this Agreement.

B. The Town hereby acquires the right to annex by ordinance (following public hearing as required by Section 15.1-504 of the Code of Virginia, 1950 as amended), those areas designated in this Agreement as the Urban Growth Area (UGA) as set forth in Exhibit A subject to the policies hereafter provided and effective as of the effective date of this Agreement. All resolutions adopting an ordinance of annexation shall include, but not be limited to:

1. A metes and bounds description of the property to be annexed.
2. A map showing all parcels included in the Annexation.
3. Provisions regarding the extension of utilities and other public improvements to the annexed area.

C. Upon annexation of any property, the Town shall extend to such annexed property the same public safety and other government services as are available in the rest of Town.

D. Any annexation shall be effective either on December 31 or June 30 following the adoption of an ordinance of annexation.

II. POLICIES.

A. Urban Growth Area.

1. The Town's right to annex by ordinance shall be limited to those areas within the UGA.
2. The UGA shall be that area shown in Attachment A and as further described in Attachment B.

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3. The Town may annex any or all of the UGA as the Town deems appropriate following the effective date of this Agreement.

B. Annexations/Limitations

1. The Town may annex by ordinance, as soon after the effective date of this Agreement as is practicable, the portion of the UGA known as Autumn Hill and as further shown on Attachment C and as described in the metes and bounds description contained in Attachment D. The annexation of this portion of the UGA is subject to the policies contained in Section III of this Agreement.
2. Except to adjust the County/Town boundary line by means of a boundary line adjustment, pursuant to Section 15.1-1031.1, et seq. of the Code of Virginia, 1950 as amended, as may be mutually agreed and/or to annex Autumn Hill by ordinance as provided above, no other portion of the UGA shall be annexed by the Town until either a Joint Comprehensive Plan for the UGA has been adopted by the Town and County or eighteen months, or, if there is agreement on a longer period of time for completion of the Joint Comprehensive Plan pursuant to Section 11.C.2., then such longer period of time, has elapsed from the execution of this Agreement, whichever is first in time.
 - a. Once a Joint Comprehensive Plan is adopted, development within the UGA shall be in conformance with the Plan.
 - b. If rezoning is sought by a landowner within the UGA prior to adoption of a Joint Comprehensive Plan, it shall be in conformance with the County's Choices and Changes General Plan adopted on September 17, 1991, until a Joint Comprehensive Plan is adopted.
3. No portion of the UGA shall be annexed by the Town unless such portion of the UGA is contiguous to a then-existing corporate boundary of the Town.
4. For a period of fifty years from the effective date of this Agreement, no area outside of the UGA shall be incorporated

into the Town except by means of a future annexation agreement or boundary line adjustment agreement meeting the approval of both jurisdictions. This provision shall specifically apply to any landowner petitions filed pursuant to Section 15.1-1034, et seq. of the Code of Virginia, 1950 as amended.

5. This Agreement may be modified at any time by the mutual consent of the Town and County.

C. Joint Comprehensive Plan for the UGA.

1. Upon execution of this Agreement by both the Town and County, the Town shall appoint six landowners or residents of the Town of Purcellville and the County shall appoint five landowners or residents of the County (no less than four from rural Loudoun County, west of Rt. 15) to a Joint Comprehensive Plan Committee to begin development of a Joint Comprehensive Plan for the UGA. In addition, two members of the Town of Purcellville Planning Commission and two members of the Loudoun County Planning Commission shall serve on this Committee. The members of the Committee shall choose a Chairman and a Vice Chairman from their number.
2. Process for Joint Comprehensive Plan.
 - a. The Joint Comprehensive Plan Committee shall recommend a Joint Comprehensive Plan for the UGA to the Planning Commission of the two jurisdictions within six months of their appointment unless such time is extended by agreement of the governing bodies of the two jurisdictions.
 - b. Once the Joint Comprehensive Plan for the UGA is recommended by the Joint Comprehensive Plan Committee, the Planning Commission for each jurisdiction shall hold public hearings, review the Joint Comprehensive Plan and make its recommendation to their respective governing body as provided in Section 15.1-446.1 et seq. of the Code of Virginia, 1950 as amended. The governing body of each jurisdiction shall

also hold public hearings, review and adopt the Joint Comprehensive Plan for the UGA as provided under the Code of Virginia.

- c. The Town and County shall complete and adopt the Joint Comprehensive Plan for the UGA within eighteen months of execution of this Agreement unless extended by agreement of the Town and County.

- 3. The Joint Comprehensive Plan shall include, but not be limited to, provisions to address:

- a. Proffer guidelines and allocations;
- b. Transportation network;
- c. Schools and other public facilities;
- d. Land uses;
- e. Density;
- f. Environmental policies;
- g. Phasing;
- h. Establishing Joint UGA Policies Review Committee as follows:

- (1.) A Joint UGA Policies Review Committee, consisting of one member of the Town Council, one member of the Town Planning Commission, one member of the County Board of Supervisors, and one member of the County Planning Commission, shall be established as of the adoption date of the Joint Comprehensive Plan for the UGA.

- (2.) The policies set forth in this Joint Comprehensive Plan shall be reviewed every five years by the Joint UGA Policies Review Committee and updated and/or modified whenever deemed appropriate.

- (3.) The Joint UGA Policies Review Committee shall also serve as a forum for the two jurisdictions to discuss issues relating to the UGA.

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4. In the case of a dispute between the Town and County as to the interpretation of the Plan, the Plan shall be submitted to the Joint Urban Growth Area Policies Review Committee for resolution. If this body cannot resolve the dispute, then the Town and County shall submit the dispute to an impartial third party arbiter to be chosen by mutual agreement of the Town and County.

D. Town Commitments to be Completed Prior to Effective Date of Agreement.

1. The Town shall adopt the County's PDH-30 zoning regulations and shall administer the Autumn Hill project (as defined above), if and when the Town annexes it, under the terms of those regulations.
2. The Town shall adopt a Facilities Standards Manual compatible with the County's FSM for design and construction standards of public facilities at a cost of not more than \$1,000.
3. The Town shall adopt a Capital Improvements Program which must include a plan for provision of water and sewer services to the UGA at a cost of not more than \$5,000.
4. The Town shall establish its method for financing the expansion of the Town's water and sewer systems.
5. The Town shall adopt an ordinance limiting extraterritorial subdivision jurisdiction to the area described in Attachment E.
6. If the Town fails to accomplish items II.D.1. through II.D.5. listed above, then the effective date of this Agreement shall be delayed by six month intervals until such time as these items are completed.

E. Other Town Commitments.

1. The Town shall adopt other zoning districts to accommodate densities recommended in the Joint Comprehensive Plan.

-
2. The Town shall establish new land development application fees which shall include any costs reasonably incurred by the County as a result of any referral/review service the County is to perform in connection with any such land development applications on behalf of the Town. Such fee shall be reviewed as needed.

F. County Commitments.

1. The County shall, in cooperation with the Town, allow its land development review agencies to serve in the same capacity for the Town as they serve the County provided an appropriate fee is collected by the Town and paid to the County as provided in Section II.E.2. above. The Town shall be free, at any time, to hire personnel to perform these functions and cease this relationship, or to hire personnel to perform some of these functions. Once the Town hires such personnel, they shall notify the County that these functions shall be performed by the Town and the fee structure shall be reduced as appropriate. If the Town performs all review functions, then the payment of the fee to the County shall cease.

If after assuming responsibility for any or all review functions, the Town wishes to resume using the County's land development review agencies for such purpose, then the Town shall so notify the County and the County shall allow its land development review agencies to again serve in that capacity for the Town provided an appropriate fee is collected by the Town and paid to the County as provided in Section II.E.2.

2. The County shall permit the Town to have extraterritorial subdivision jurisdiction within the area described in Attachment E.

G. Land Development Process Within the UGA.

1. The Town and County hereby agree that the Town should exercise authority to approve rezoning requests within the UGA. It is recognized by the Town and County that the Town can only exercise such authority if the Town has annexed property prior to rezoning it. In order to effectuate this policy, the Town and County

hereby establish the following rules pertaining to review of rezoning and other land development actions within the Urban Growth Area. For purposes of this section, the term “rezoning” shall not apply to special exception applications permissible under the County’s current zoning ordinance.

- a. Property owners within the UGA seeking site plan approval for their property prior to the Town annexing their property shall file their applications with the County to be reviewed under the County Zoning and Land Subdivision and Development Ordinances. Once property is annexed by the Town, all such applications must be filed with the Town and reviewed under Town ordinances.
- b. Property owners within the UGA seeking subdivision approval for their property prior to the Town annexing their property shall file their applications with the Town to be reviewed under the Town Subdivision Ordinance. The Town shall refer any such application to the County for a determination regarding compliance with the County Zoning Ordinance. Once property is annexed by the Town, all such applications must be filed with the Town and reviewed under Town Zoning and Subdivision Ordinances.
- c. Property owners within the UGA seeking a special exception for their property prior to the Town annexing their property shall file their applications with the County and be reviewed under the County Zoning Ordinance. The County shall submit such applications to the Town for referral comments. Once property is annexed by the Town, all such applications must be filed with the Town and be reviewed under the Town’s Zoning Ordinance. The Town shall administer and enforce special exception conditions imposed by the County on any land within the UGA which is subsequently annexed by the Town.
- d. Property owners within the UGA seeking to

rezone their property prior to the Town annexing their property may either:

- (1.) File a rezoning application for review by the Town provided they concurrently request the Town to annex their property; or
 - (2.) File such application with the County.
2. Town shall review submissions made pursuant to II.G.1.d.(1) above for conformance with the policies contained in this Agreement, and with the governing Comprehensive Plan, and shall act within one year of the date of submission, unless such time has been extended by the consent of the property owner. The Town shall not accept any such submissions for review until either the Joint Comprehensive Plan has been adopted by the Town and County or until eighteen months, or, if there is agreement on a longer period of time for completion of the Joint Comprehensive Plan pursuant to Section II.C.2., then such longer period of time, have elapsed from the execution of this Agreement, whichever is first in time. The Town shall submit any such rezoning request to the County for referral comments.
3. Any requests for rezoning of property within the UGA made to the County prior to the Town annexing such property shall require conformance with the policies contained in this Agreement, conformance with the governing Comprehensive Plan, and a commitment from the Town to provide the property with public sewer and water. In the event no commitment has been received from the Town, conformance with the Comprehensive Plan will still be required. The County shall submit any such rezoning request to the Town for referral comments.
4. Upon annexation of any property into the Town, the property will be classified as per Article 2, Section 7 of the Zoning Ordinance of the Town of Purcellville. The Town shall consider rezoning such property pursuant to a request by the property's owner. The Town shall be under no obligation to approve any landowner rezoning requests

III. PROFFERED REZONINGS EXISTING AS OF THE DATE OF EXECUTION OF THIS AGREEMENT.

A. General.

1. The Town shall administer proffers associated with any property rezoned by the County prior to execution of this Agreement, specifically including Autumn Hill as defined in Section II.B.1., which is annexed into the Town, including the collection of any proffered contributions.
2. In recognition of the provisions of Section 15.1-491(a), (a1) and (a2) of the Code of Virginia, the Town shall not impose any new zoning regulations which eliminate or materially restrict, reduce or modify the uses, the floor area ratio or the density of uses permitted by the property's zoning under the County Zoning Ordinance.

B. Distribution of Proffers.

1. Transportation.

- a. The Town shall convey any funds collected for transportation improvements to the County to be held in an interest-bearing account. The County shall expend the funds as specified in the proffers. If the Town assumes responsibility for road construction and maintenance within the Town, then allocation of such funds shall be prorated between the Town and County.
- b. The Town shall update the County regarding the progress of development for purposes of enabling the County to make necessary determinations regarding expenditures of funds as may be contemplated by the proffers.

2. Capital Facilities.

- a. The Town shall collect all funds due for capital facilities contributions and convey to the County 80% of such funds. The Town shall retain 20% of such funds for capital facilities expenditures for public safety, and other general government purposes.


-
- b. Capital facilities funds shall not include any funds earmarked specifically for fire and rescue services or funds which are to be provided specifically to offset the cost of constructing the new Town Hall in Purcellville (Purcellville Municipal Government Center). Any funds for fire and rescue services shall be distributed to the servicing fire and rescue companies (Purcellville Volunteer Fire Company and Purcellville Volunteer Rescue Company) and any money earmarked to offset the cost of construction of the new Purcellville Town Hall shall be retained by the Town for that purpose.
 3. Town and County agree to jointly participate in any lawsuits necessary to enforce proffers existing as of the date of execution of this Agreement on properties located in the Urban Growth Area which are annexed by the Town. Costs for such enforcement proceedings shall be split between the two jurisdictions so that the County shall bear 80% of the cost and the Town shall bear 20% of the cost.


IV. COSTS OF ANNEXATION

All personnel costs, with the exception of those costs related to the preparation of the survey of the Urban Growth Area, shall be borne by the respective jurisdictions. It is contemplated that County personnel shall prepare the survey of the Urban Growth Area, and the Town agrees that it will share the costs of the survey equally with the County provided that its share of such costs shall be limited to \$7,500. The Town further agrees that it shall be solely responsible for all costs associated with fulfilling its commitments under Sections II.D. and II.E. hereof. All other costs, including, but not limited to the costs of filing petitions, shall be shared equally.

V. EFFECTIVE DATE

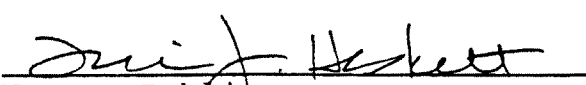
Unless otherwise provided herein, the effective date of this Agreement shall be 12:01 a.m., January 1, 1994.


JOHN D. MARSH, Mayor
Town of Purcellville


GEORGE L. BARTON, IV, Chairman
Board of Supervisors
Loudoun County

COMMONWEALTH OF VIRGINIA
COUNTY OF LOUDOUN, to-wit:

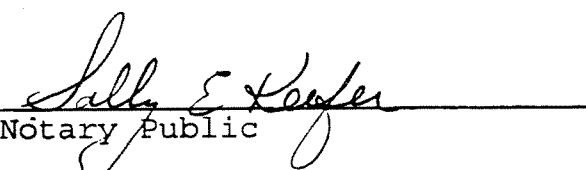
The foregoing instrument was acknowledged before me this 19th
day of December, 1994, by John D. Marsh, Mayor, Town of Purcellville.


Notary Public

My Commission Expires: 11/30/97

COMMONWEALTH OF VIRGINIA
COUNTY OF LOUDOUN, to-wit:

The foregoing instrument was acknowledged before me this 7th day
of December, 1994, by George L. Barton, IV, Chairman, Board of Supervisors
of Loudoun County.


Notary Public

My Commission Expires: 10/31/95

**Limits of Subdivision Jurisdiction Amendment
to the
Joint Annexation Agreement
June 20, 1994**

The description that follows is separated into two parts, A and B, and designates those areas adjacent to and west of the Town of Purcellville that is not presently included in the Urban Growth Area but is within the present subdivision jurisdictional limits of the Town. Three descriptions follow, one for the area north of Route 7 (Area A), one for the area south of Route 7 (Area B) and one for the entire area:

Area A

Beginning at Point #4 on the line of the Urban Growth Area Limits, thence southwesterly to Point #4A at the point on Route 716 being common with Tax Map 35 Parcel 24 and Parcel 56E, thence along Route 716 to Point #4B at the intersection with State Route 7, thence easterly along State Route 7 to Point #8 at the Purcellville Town Limits, State Route 7 and the Urban Growth Area Limits as approved September, 1993.

Area B

Beginning at Point #8 located on State Route 7, the Purcellville Town Limits and the Urban Growth Limits as approved September, 1993, proceed in a westerly direction along State Route 7 to Point #4C, a point at the northwesterly corner of Tax Map 35 Parcel 85A and State Route 7, thence south along the westerly property line of Tax Map 35 Parcel 85A to Point #4D, the southwest corner of Tax Map 35 Parcel 85A, thence along the rear property line of Tax Map 35 Parcels 85A and 85B to point #4E, a point in common with Tax Map 35 Parcels 85B and Tax Map 35 ((6)) Lot 1B, thence along the rear property lines of Tax Map 35 ((6)) Lots 1B, 1A and 2 to Point #4F, a point in common with Tax Map 35 ((6)) Lot 2 and State Route 782, thence southwest and south along State Route 782 to Point #4G, the southwest corner of Farmington on the Green Subdivision and State Route 782, thence easterly along the southern boundary of Farmington on the Green Subdivision to Point #4H, a point in common with Tax Map 44 Parcel 1 (acreage and Tax Map 35 Parcel D (Farmington on the Green), thence north to Point #4I a point in common with Tax Map 44 Parcel 1 (acreage) and Tax Map 35 Parcel D (Farmington on the Green), thence easterly to a point on the approved Urban Growth Area Limits between Points 14 and 15.

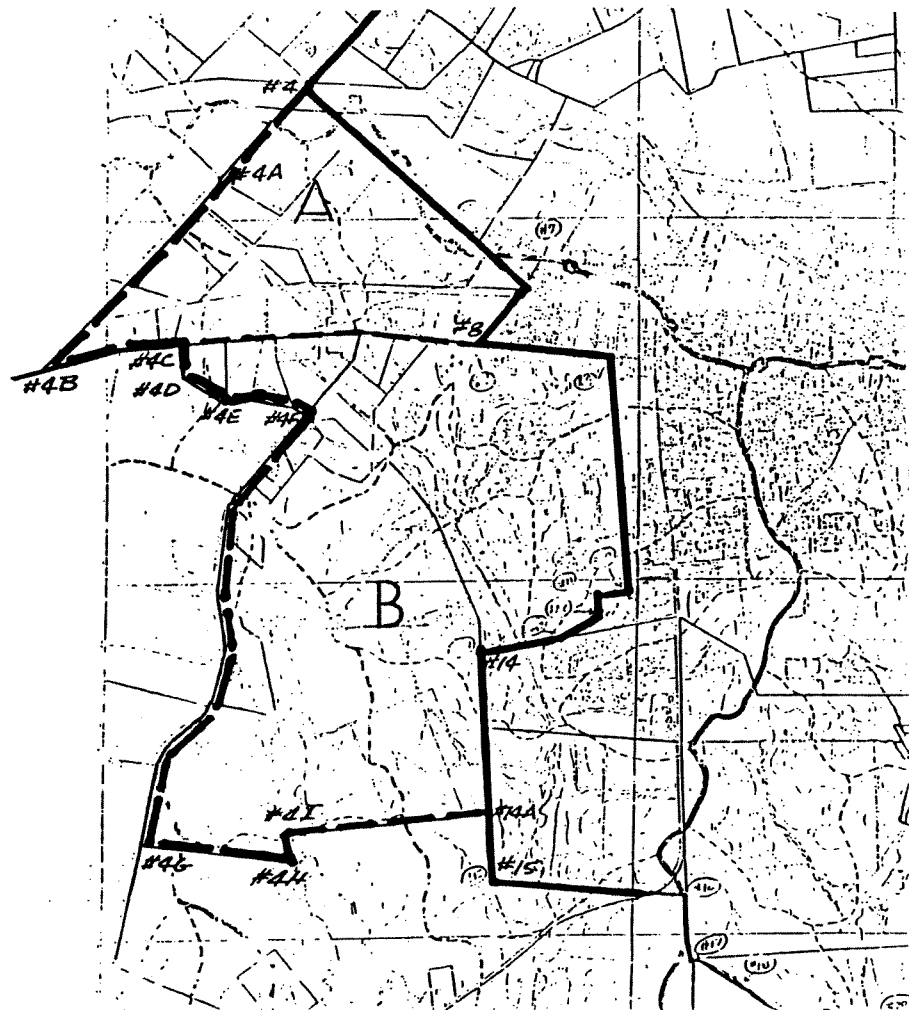
Entire Area

From Point #4, a point being in common with Tax Map 35 ((2)) Parcel 22 and Tax Map 35 Parcel 56D and the northern right-of-way limits of State Route 7 Bypass, thence on a southwesterly bearing along the common property line of Tax Map 35 Parcels 24 and 56E to Point #4A, a point being in common with Tax Map 35 ((12)) Parcel 11D, Tax Map 35 Parcels 24 and

56E and State Route 716, thence along State Route 716 to Point #4B, a point being the intersection of State Route 716 and State Route 7, thence 430 plus or minus feet on an easterly bearing along State Route 7 to Point #4C, a point in common with the northwesterly corner of Tax Map 35 Parcel 85A and State Route 7, thence south along the westerly property line of Tap Map 35 Parcel 85A to Point #4D, the southwesterly corner of Tax Map 35 Parcel 85A, thence along the rear property line of Tax Map 35 Parcels 85 A and 85B to point #4E, a point in common with Tax Map 35 Parcel 85B and Tax Map 35 ((6)) Lot 1B, thence along the rear property lines of Tax Map 35 ((6)) Lots 1B, 1A and 2 to Point #4F, a point in common with Tax Map ((6)) Lot 2 and State Route 782, thence southwest and south along State Route 782 to Point #4G, the southwest corner of Farmington on the Green Subdivision and State Route 782, thence easterly along the southern boundary of Farmington on the Green Subdivision to Point #4H, a point in common with Tax Map 44 Parcel 1 (acreage) and Tax Map 35 Parcel D, (Farmington on the Green), thence north to Point #4I, a point in common with Tax Map 44 Parcel 1 (acreage) and Tax Map 35 Parcel D, thence easterly to Point #14A, a point on the approved Urban Growth Limits between Points 14 and 15.

Limits of Subdivision Legend

- Existing UGA
(Urban Growth Area)
- - - Proposed additional
subdivision control



A P P E N D I X

B

*Description of
UGA Boundary*

Beginning at a point (Point #1) in the centerline intersection of Route 711 (Alder School Road) and Route 287 (Berlin Turnpike), thence departing said intersection point westward along the centerline of Route 711 (Alder School Road) approximately 2.7 miles (14,040 feet) to a point (#2) in the centerline intersection of Route 711 (Alder School Road) and Route 690 (Hillsboro Road), thence departing said intersection point southward along the centerline of Route 690 (Hillsboro Road) approximately 0.76 miles (4,000 feet) to a point (#3) that marks the northwest property corner of Loudoun County tax map parcel 35/56C (Thomas); thence departing said point southwesterly approximately 1500 feet along the common property lines of Loudoun County Tax Map Parcels 35((2))21 (Hays), 35 ((2))22 (Winters), 35/56 C (Thomas) and 35/56 (Rosenthal) to a point (#4) that marks the north-side of the right-of-way of the Route 7 Bypass; thence departing said point south-easterly in a straight line approximately 800 feet to a point (#5) that marks the northwest property corner of LCTM 35/55 (Ball). Thence following the northeastern property boundary of 35/55 (Ball) approximately 1860 feet to a point (#6) that intersects the Purcellville corporate limit boundary. Said point being identified by Virginia grid coordinates E2,218,170; N537,550 as shown on Loudoun County planimetric map #524. Thence following the Purcellville corporate limit line southeasterly approximately 760 feet to a point (#7) located at Virginia grid coordinates E2,218,765; N537,210 as shown on planimetric map #524. Thence departing said point southwesterly approximately 850 feet to a point (#8) on the Purcellville corporate limit boundary identified by Virginia grid coordinates E2,218,175; N536,580; thence departing said point eastward approximately 1530 feet along the Purcellville corporate limit boundary (also being the southside of the right-of-way for Business Route 7 (Harry Byrd Highway) to a point (#9) on the Purcellville corporate limit boundary identified by Virginia grid coordinates E2,219 680; N536,455; thence departing said point southward approximately 2,580 feet along the Purcellville corporate boundary to a point (#10) on the Purcellville corporate limit boundary identified by Virginia grid coordinates E2,219,880; N533,890; thence departing said point westward approximately 270 feet along the Purcellville corporate limit boundary to a point (#11) on the Purcellville corporate limit boundary identified by Virginia grid coordinates E2,219,550; N533,855; thence departing said point southward approximately 240 feet along the Purcellville corporate limit boundary to a point (#12) on the Purcellville corporate limit boundary identified by Virginia grid coordinates E2,219,585; N533,543; thence departing southwesterly approximately 540 feet along the Purcellville corporate boundary to a point

(#13) on the Purcellville corporate limit boundary identified by Virginia grid-coordinates E2,219,170; N533,375 said point also being on a portion of the northern property of the M. H. Moorcones Subdivision; thence leaving the Purcellville corporate limit boundary and departing said point westward approximately 980 feet along a portion of the northern property boundary of the M. H. Moorcones Subdivision that line being the northern property lines of LCTM 35E((1))/6 and 7 (Bartlett), LCTM 35E((1))/8 and 9 (Rock), LCTM 35E((1))/10 (Wilson), LCTM 35E((1))/53, 54, and 55 (MacDonald) to a point (#14) that marks the northwest corner of the M.H. Moorcones Subdivision, that point being the northwest corner of LCTM 35E((1))/55 (Mac Donald); thence departing said point southward approximately 2,600 feet along the western boundary of the M.H. Moorcones Subdivision, that line being the western property lines of LCTM 35E((1))/55, 56, 57, 58, 59, 60, and 61 (Mac Donald), to a point (#15) that marks the southwestern corner of LCTM 44/67A (Wade); thence departing said point eastward approximately 2,100 feet along the southern property line of LCTM 44/67A (Wade) crossing 690 (Silcott Springs Road) to a point (#16) on the western property line of LCTM 44/67 (Wade); thence departing said point southward approximately 600 feet along the western property line of LCTM 44/67 (Wade) to a point (#17) that marks the southwest corner of LCTM 44/67 (Wade); thence departing said point southeasterly approximately 610 feet to the top of a hill (elevation 486 feet) as shown on planimetric map #490 (#18); thence departing southeasterly 1405 feet down the ridgeline as shown on planimetric map #490 to a point (#19) in a creek identified by Virginia grid coordinate E2,222,405; N528,685; thence departing said point eastward 590 feet to a point (#20) identified by Virginia grid coordinates E2,223,000; N528,755; thence departing said point northeasterly 1400 feet along the watershed divide shown on Loudoun County watershed block map Q to a point (#21) identified by Virginia grid coordinates E223,810; N529,895; departing said point northeasterly 210 feet to the east side of Route 611 (Telegraph Springs Road) to a point (#22) identified by Virginia Grid coordinates E2,223,905; N530, 020 this point being the southwestern property corner of LCTM parcel 44/65A (Payne). Thence departing said point eastward 1,140 feet along the southern property line of LCTM 44/65A (Payne) to a point (#23) that marks the southeast corner of LCTM 44/65A (Payne); thence departing said point northward approximately 300 feet to a point (#24) at the top of the hill (elevation 516 feet on LCTM 45/11 (Dogwood Farm L.P.) as shown on Loudoun County planimetric map (PCT) #489, identified by Virginia Grid coordinates E2,224,922; N530,735; thence proceeding south approximately 1,400 feet along the watershed divide

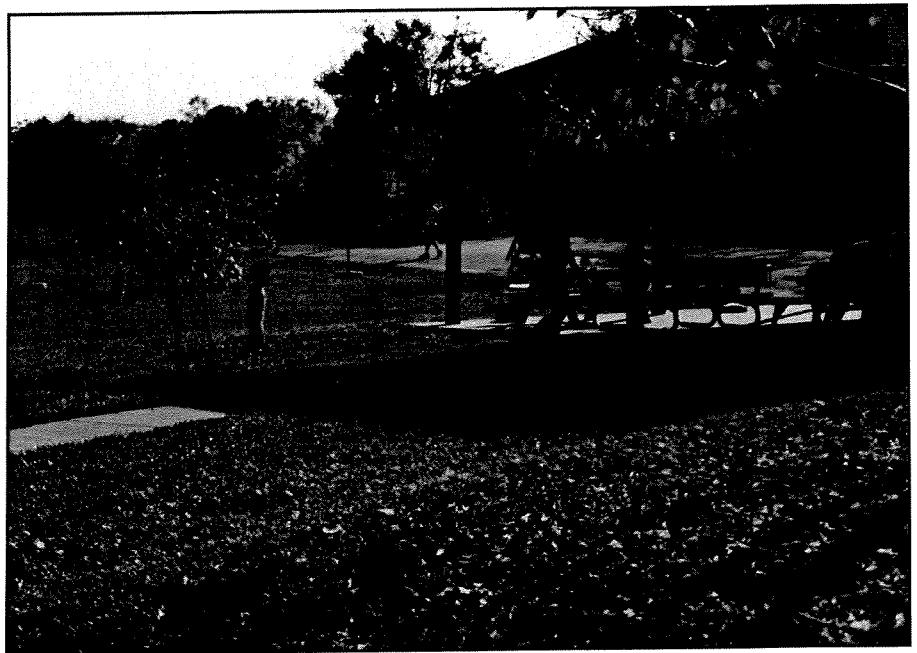
between a tributary to the North Fork of Goose Creek and a tributary to Crooked Run as shown on Loudoun County watershed map Block Q, planimetric maps #489-490 to a point (#25) located east of another hilltop (hilltop elevation 507 feet) located on LCTM 45/11 (Dogwood Farm L.P.) identified by Virginia grid coordinates E2,225,300; N529,370 as shown on planimetric map #490; thence departing eastward approximately 1000 feet in a straight line across LCTM parcel 45/11 (Dogwood Farm L.P.) to the north-west property corner of LCTM 45/12D (Gregg Inv. L.P.). Following the north-ern property boundary of LCTM 45/12D (Gregg Inv. L.P.) approximately 1150 feet to a point (#27) on the centerline of Route 722 (Lincoln Road); thence departing said point northeast approximately 885 feet to a point (#28) that marks a fence corner located at Virginia grid coordinates E2,228,195 N530,402 as shown on planimetric map #454. This line follows the fence line and field of the Potts Farm. Thence departing northwest approximately 995 feet along a fence row to a point (#29) in a creek located at Virginia grid coordinates E2,228,885; N531,115 as shown on planimetric map #454; thence following the creek, which is a common property boundary between LCTM 45/2 (Brown) and 45/7 (Dogwood Farm L.P.), northwesterly approximately 1200 feet to the northern most property corner of LCTM #45/7 (Dogwood Farm L.P.), such point (#30) being located on Loudoun County planimetric map #454 at Virginia grid coordinates E2,228,045; N531,960. Thence depart-ing said point due east 1,150 feet to a point (#31) on a hilltop (elevation 516 feet) along a fence line as shown on Loudoun County planimetric map #454 at Virginia grid coordinates E2,229,190; N531,950; thence departing said point northeasterly and following the ridge line shown on Loudoun County planimetric map #454 downhill approximately 840 feet to a point (#32) on an unnamed tributary to Crooked Run located at the southwest property corner of LCTM 36/51; thence departing northeasterly approximately 1,270 feet to a point (#33) which is the common property boundary between LCTM 36/51, 36/1, and 36((14))1; also identified by Virginia Grid coordinates E2,230,685; N533,275. From said point, following a portion of the southern property boundary of LCTM 45((14))1 east 390 feet, thence departing north following the watershed divide between 2 tributaries to Crooked Run as shown on Loudoun County watershed map Block Q, planimetric maps #454 and 453, approximately 3,000 feet to a point (#34) on Business Route 7 also identified by Virginia grid coordinates E2,231,330; N536,045. Continuing north of Route 7 alone the same watershed divide approximately 2,300 feet to a point (#35) that marks the major drainage divide between the drainage area to Crooked Run (Goose Creek Watershed) and the South Fork of Catoclin

Creek (Catoctin Watershed). This point is at an elevation of 544 feet as shown on Loudoun County planimetric map #453, further identified by Virginia grid coordinates E2,231,585; N537,800. Proceeding north 130 feet to a point (#36) which is the property corner common to LCTM Parcels 36/71B and 36/61E (Assaad) also identified by Virginia grid coordinates E2,231,610; N537,945 as shown on the Loudoun County planimetric map #453; Thence departing said point northward approximately 540 feet along a western property line of LCTM 36/71B (Pancoast), that property line being a common property line with LCTM 36/61E (Assaad) to a corner point (#37) in common with 36/71B (Pancoast) and 36/61E (Assaad); thence departing eastward approximately 1230 feet along the northernmost property line of 36/71N (Pancoast) to a point (#38) in common on the western property lines of LCTM 36/61C (Hall) and LCTM 36/61B (Green); thence departing northward approximately 660 feet along the western property line of LCTM 36/61C (Hall) to a point (#39) at the centerline of the Route 7 Bypass; thence departing northward approximately 250 feet to a point (#40) being a common point along the southern property line of LCTM 36/66 (Muncaster) and 36/68 (Roncaglione); thence departing said point northwesterly approximately 1,640 feet along the common property lines of LCTM 36/68 (Roncaglione) and LCTM 36/66 (Muncaster) to a point (#41) common to LCTM 36/61 (Roncaglione), 36/66 (Muncaster) and LCTM 36/67 (Wright); thence departing said point north easterly 1,740 feet along the common property lines of LCTM 36/67 (Wright) and 36/66 (Muncaster) to a point (#42) at the centerline of Route 711 (Piggott Bottom Road); thence following said centerline of Route 711 (Piggott Bottom Road) westward approximately 1050 feet to a point on Route 711 (Piggott Bottom Road); thence departing said centerline northward approximately 1,260 feet along the common property lines of LCTM 36/67 (Wright) and LCTM 36/2 (Douglass) to a point (#44) that marks the northeast corner of LCTM 36/67 (Wright); thence departing said point westward approximately 2,400 feet along the northern property boundary of 36/67 (Wright) to a point (#45) at the centerline of Route 287 (Berlin Turnpike); thence following said centerline northward approximately 240 feet to a point at the centerline of the intersection of Route 287 (Berlin Turnpike) and Route 711 (Alder School Road), that point representing the "Beginning" of this description of the Purcellville Urban Growth Line.

A P P E N D I X

C

Community Report



Purcellville Urban Growth Area Community Report

December 15, 1993

Introduction

Throughout its growth and development, the Town of Purcellville has served as the cultural and commercial hub of the surrounding farm community. Today, Purcellville is a thriving town of approximately 2000 who feel a sense of pride in their community and a commitment to maintaining the small town atmosphere that is treasured by residents. As the largest incorporated community in western Loudoun, the Town and its environs are experiencing intense pressure for non-agriculturally related development. The General Plan, adopted by the Loudoun County Board of Supervisors in 1991, established an Urban Growth Area around the Town of Purcellville to encourage compact development in and around the Town, where public utilities and services will be available in the future, rather than in rural areas.

The Purcellville Urban Growth Area (UGA) covers approximately 3,100 acres (4.7 square miles) of land surrounding, but not including, the incorporated Town of Purcellville. The General Plan permits land in the Urban Growth Area around Purcellville to be served by Town utilities and identifies land in the Urban Growth Area as the logical area for the Town's growth and expansion over the next 50 years. The impetus for a detailed Purcellville Urban Growth Area Management Plan (PUGAMP) grew out of a joint annexation agreement approved by the County and the Town in May 1993. The annexation agreement specifically requires that the Town and the County appoint a joint citizen's committee to prepare a joint comprehensive plan for the UGA to address land use, development densities, transportation, proffer guidelines and public utilities and facilities.

The County and the Town are committed to public participation and community involvement during preparation of the PUGAMP. Therefore, the Town, the County and the PUGAMP Citizens' Committee invited landowners and residents of the Purcellville area to participate in a series of community meetings to share their visions of the future for the Urban Growth Area and to ensure that public opinion will help set the fundamental direction of the plan. This is a report of what was said at those meetings and the starting point for the work of the Citizens' Committee.

The Community Discussion

The Purcellville UGA plan community meetings were conducted on November 8, November 22, and December 6, 1993. An average of 30 people, including members of the PUGAMP Citizens' Committee, attended

and participated in each of the meetings. Over the course of these meetings, planning staff from the County and the Town worked with area residents and landowners to identify what people hope will occur in the Purcellville area and what they foresee as key issues in the development of the plan. The three meetings each had a specific purpose:

- Workshop One:** Citizens were asked to share their visions for the future of the Purcellville area; they were also asked to identify the strengths and weaknesses of the area and the threats and opportunities that might affect that vision;
- Workshop Two:** Citizens were asked to review current General Plan policies proposed for the Purcellville UGA and identify needed changes or enhancements;
- Workshop Three:** Citizens were given the opportunity to make comments regarding specific properties or individual concerns and issues.

Community Workshop One

Vision for the Purcellville Area

It is the hope of citizens of the Purcellville area that the Town will continue to serve as a thriving business, social and cultural center for western Loudoun County. In order to accommodate new growth without losing the present small town atmosphere and sense of community treasured by residents of the area, new development must respect the existing community and build upon existing features that make Purcellville unique. Growth should be planned and orderly to ensure that essential services and utilities are not overburdened and to ensure that Purcellville will maintain a distinct identity and sense of heritage.

New development in the area should offer a variety of housing and employment opportunities that promote affordability and a balanced, fiscally stable tax base. A revitalized downtown should be the core of a thriving commercial community that accommodates locally owned small businesses. The area should also provide opportunities for larger scale retail and office uses that cannot be accommodated downtown. New development should be designed to complement the character of the existing Town and should be compatible in design, density and scale with existing neighborhoods. Important scenic, environmental, open space, agricultural and historic resources should be protected by encouraging clustered and compact development. Overall, the Purcellville area should be a desirable place to live, work and raise a family.

Community Vision

Strengths

Weaknesses

Threats

Opportunities

Strengths

Of all the positive attributes associated with life in the Purcellville area, the small town atmosphere enjoyed by residents stands out as the most important. Residents noted that Purcellville is a neighborly, diverse community and a good place to raise a family. Some of the benefits associated with small town living were also listed as positive attributes of the Purcellville area. Small, locally owned businesses offer personal attention and service to customers in the Purcellville area. Purcellville, as the second largest town in the County and the hub for a large rural hinterland, offers diverse and convenient community facilities such as a community center, recreation facilities, a library, a post office, and schools. The beauty of natural features such as the rural countryside, the Blue Ridge mountains, stream valleys and historic buildings also make the Purcellville area an appealing place to live and contribute to the area's sense of place and history.

Weaknesses

Empty storefronts, lack of a non-residential tax base and the decline of Purcellville's downtown were cited by residents as key problems confronting the Purcellville area today. Although some of these problems are a result of the current national recession, residents also identified lack of a positive pro-business policy as a factor. New shopping centers in Purcellville have provided additional shopping opportunities to residents of the area, but they are also perceived to be drawing business away from downtown shops. Citizens feel that downtown needs to be revitalized to attract new businesses and bolster the ones that are already there. In addition to economic concerns, there were a variety of concerns about new development; citizens fear that too much new development will threaten the current small town way of life. Others are concerned that the desires of landowners are not being considered.

Threats

Citizens named loss of quality of life as the biggest threat facing Purcellville in the future. As growth occurs, citizens fear that the burdens of growth may outweigh its benefits. Declining profitability of agriculture is viewed as a threat since cultivated land may give way to development that will change the character of Purcellville. Uncontrollable growth, loss of open space and destruction of historic structures were also identified as potential threats to the area. On the other hand, while certain changes are considered a threat, some residents also feel that resistance to change and lack of improvements to infrastructure may limit possibilities for future growth in the Purcellville area that could benefit the area by bringing jobs and a greater diversity of housing.

Opportunities

Several citizens of the Purcellville area believe that the planning process now underway will provide an important opportunity for well planned and orderly growth. Equally important is the opportunity to rejuvenate the existing Town by planning for and encouraging development on undeveloped land within the Town first. The potential for regional public facilities such as sewer and water were also viewed as opportunities. Residents also believe that a widened Route 7 Bypass, and the completion of the Dulles Greenway will influence the Purcellville area in the future. The potential to develop an adequate road network to serve new development and to provide incentives for open space preservation were listed as opportunities. Finally, citizens cited opportunities to build on existing positive attributes of the community such as Valley Industrial Park and the W&OD bike trail.

Community Workshop Two

Throughout the discussion at the first workshop, there were common concerns that ranked high in both discussion groups. Using the concerns as discussion topics, participants at the second workshop evaluated the current policy direction for the UGA as set out in the Choices & Changes General Plan to see if the policies are headed in the right direction.

Community Design

Participants at the second Purcellville workshop generally agreed with General Plan policies recommending residential development in the Urban Growth Area, if the new development complements and enhances the existing Town and if the new development looks similar to existing development within the Town. Despite this general agreement, there are some concerns about what development densities are appropriate in the UGA. There was also support for certain types of business development in the UGA. Overall, area residents support mixed residential, business and industrial development within the UGA as long as such development in the UGA supports and augments development within the Town.

General Plan policies which recommend that the Town Urban Growth Area be surrounded by a greenbelt were also supported by Purcellville area residents. Residents feel that the greenbelt is needed to ensure that Purcellville maintains its distinct identity and sense of community. In addition, to encourage a compact and efficient development pattern, many citizens support development within the Town corporate limits before the UGA.

Transportation

Residents agree with General Plan policies that recommend that

Community Focus

Community Design

Transportation

Economic Development

Public Facilities and Services

developers assist in the construction of regional road improvements in the planning area. Citizens generally supported policies recommending buffering and landscaping of developments located along major roads serving the UGA such as the Route 7 Bypass, Route 287 and Route 7 to preserve the rural character along these roadways. However, there were a number of suggested refinements and revisions to current General Plan transportation policies for the planning area.

There were various concerns about the southern circumferential road alignment proposed to serve the southern portion of the Purcellville Urban Growth Area. Residents suggested refinements ranging from removing the proposed road corridor to reducing the proposed number of lanes from four to two. There were also recommendations that other new collector roads proposed to serve the Urban Growth Area should be two lane facilities. Proposed policy additions include recommending an additional interchange on the Route 7 Bypass at 690, restricting the size of roads in front of schools, and recommending the location of a park and ride facility in the UGA. Residents also highlighted the need to coordinate improvements with neighboring towns, the Town of Purcellville and the Virginia Department of Transportation.

Public Utilities and Facilities

Residents in the Purcellville area agree with General Plan policies which suggest that the Town of Purcellville should continue to be the principal location of new public facilities serving the UGA. Citizens also supported policies suggesting that schools should be located to provide safe and convenient access for students and that the Town and County should coordinate the provision of recreational facilities to avoid duplication of services.

Some of the most significant General Plan policies that will affect development in the Purcellville area address sewer and water service. Citizens supported General Plan policies that all development in the UGA should be served by central sewer and water. However, there were a number of opinions about how sewer and water service should be provided in the UGA and how extensions should be financed. Although workshop participants generally agreed that the Town should be the provider of sewer and water service, there was some support for consideration of regional sewer and water systems. Additionally, feelings were mixed about who should finance sewer and water improvements. Several participants felt sewer and water should be jointly financed by the Town and the development community, as recommended in the General Plan. Others believe that sewer and water improvements should be solely the responsibility of the development community.

There were also differing opinions as to who should fund new facilities and services needed to serve new development. While some workshop participants supported General Plan proffer guidelines that

suggest that the County, the Town and the development community should share these costs, others believe that new growth should pay its own way.

Economic Development

There is support for General Plan policies that encourage that the Town remain the focus of commercial and non-residential development in the Purcellville area. In fact, citizens feel that the County and Town need to place more emphasis on downtown revitalization. Citizens supported a variety of office and light industrial uses in the Urban Growth Area, as recommended in the *General Plan*, as long as these uses do not detract from the commercial viability of downtown. Support for general industrial uses within the UGA is mixed. Some of the concerns relative to general industrial uses may be addressed through design guidelines aimed at ensuring that such uses are as attractive as possible.

Public Comment Meeting

Community Comment

On December 6, 1993, the Purcellville Urban Growth Area Management Plan Citizens' Committee held a public comment meeting to give citizens the opportunity to make individual comments about issues of concern or specific properties. The Committee received an assortment of comments on various subjects. The process that will be used to develop the plan was of particular concern. Citizens want to be sure that their concerns are considered as decisions are made. Citizens also highlighted the need to coordinate with neighboring communities on issues such as land use and road improvements. Citizens were informed that all of the Citizens' Committee meetings will be open and that the first fifteen minutes of each meeting will be set aside for public comment if anyone wishes to speak.

Additional concerns about annexation were also raised. Some citizens do not wish to be annexed by the Town of Purcellville and are concerned that they will have no voice in annexation decisions. In addition, there were concerns that development in the Urban Growth Area will require road improvements which will jeopardize historic properties. There were related concerns that new development in the UGA will generate public facility and infrastructure costs that the Town and County cannot afford and that the development community will be unable to fund. Phasing of development in the Urban Growth Area was recommended as an option for making growth more orderly and affordable. Finally, the viability of agriculture and the importance of agriculture as an economic resource and a tourist attraction were raised as issues to be considered as the plan is developed. All of these issues will be considered as part of issue papers that will be prepared for review by the Citizens' Committee.

Community Input

Plan Process

Roads

Annexation

Costs of Growth

Agriculture

Phasing

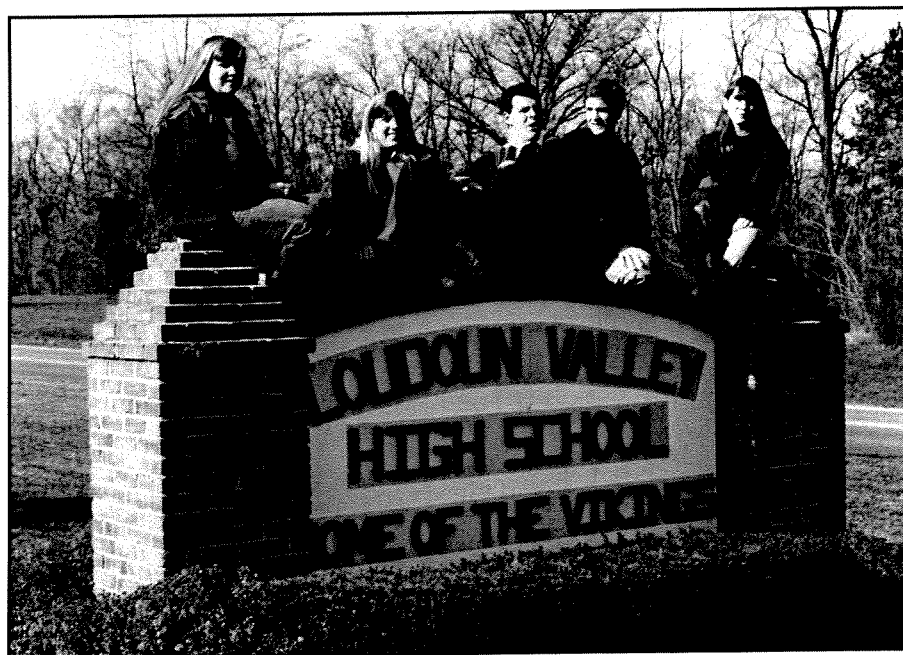
Next Steps

The Purcellville public meetings have provided the Purcellville Urban Growth Area Management Plan Citizens' Committee with a substantial amount of information and direction about what is important for the future of the Purcellville area. This information has already begun to form the framework for the Committee's next task of reviewing issue papers that will eventually lead to policy directives. The Committee is also gathering data from the Town's Department of Public Works, the Town of Hamilton, the Virginia Department of Transportation and other agencies to add to its understanding of issues pertinent to the planning area. An initial draft of the Purcellville Urban Growth Area Management Plan is scheduled for completion in the Spring of 1994. Additional public comment meetings will be held once a first draft of the plan is complete.

A P P E N D I X

D

*Population and Housing
Projections for the
Purcellville Area*



Purcellville UGA Analysis Housing and Population Projections

	3% Growth Rate Assumption							5% Growth Rate Assumption						7 % Growth Rate Assumption					
	1994	1995	2005	2015	2025	2035	2045	1995	2005	2015	2025	2035	2045	1995	2005	2015	2025	2035	2045
Housing Units																			
Single Family Detached	616	632	818	1,068	1,403	1,857	2,463	642	991	1,560	2,483	3,984	6,432	653	1,198	2,267	4,374	8,516	16,663
Single Family Attached	147	154	233	338	479	670	924	158	304	542	928	1,556	2,578	162	390	837	1,715	3,443	6,839
Multi-Family	103	107	154	216	301	414	565	110	197	338	568	943	1,555	112	249	516	1,042	2,078	4,115
Other	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11
Total	877	903	1,213	1,629	2,189	2,943	3,954	921	1,500	2,445	3,984	6,489	10,570	938	1,844	3,627	7,136	14,039	27,618
New Units		26	35	47	64	86	115	44	71	116	190	309	503	61	121	237	467	918	1,807
Population by Unit Type (Purcellville Persons per Household)																			
Single Family Detached	1,620	1,662	2,151	2,809	3,690	4,884	6,478	1,688	2,606	4,103	6,530	10,478	16,916	1,717	3,151	5,962	11,504	22,397	43,824
Single Family Attached	350	367	555	804	1,140	1,595	2,199	376	724	1,290	2,209	3,703	6,136	386	928	1,992	4,082	8,194	16,277
Multi-Family	187	195	280	393	548	753	1,028	200	359	615	1,034	1,716	2,830	204	453	939	1,896	3,782	7,489
Other	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22
Total Population	2,179	2,246	3,008	4,028	5,400	7,254	9,727	2,286	3,711	6,030	9,795	15,919	25,904	2,329	4,554	8,915	17,504	34,395	67,612
Population by Unit Type (Loudoun County Persons per Household)																			
Single Family Detached	1,860	1,909	2,470	3,225	4,237	5,608	7,438	1,939	2,993	4,711	7,499	12,032	19,425	1,972	3,618	6,846	13,209	25,718	50,322
Single Family Attached	385	403	610	886	1,255	1,755	2,421	414	796	1,420	2,431	4,077	6,754	424	1,022	2,193	4,493	9,021	17,918
Multi-Family	204	212	305	428	596	820	1,119	218	390	669	1,125	1,867	3,079	222	493	1,022	2,063	4,114	8,148
Other	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22
Total Population	2,471	2,546	3,407	4,561	6,110	8,205	11,000	2,593	4,201	6,822	11,077	17,998	29,280	2,640	5,155	10,083	19,787	38,875	76,410

Source: Departments of Planning and Economic Development

The table above uses three different rates of growth to project how much growth *could* occur in the Town and the UGA given a set of reasonable assumptions. The table provides an example of how population and households may grow in the UGA over the next 10 to 50 years using average annual growth rates of 3%, 5% and 7%. Over the last ten years, the County's annual average growth rate ranged from 3% to 7% per year. From 1980 to 1990, the Town's annual average growth grew *overall* by approximately 11%.

The table above assumes the following mix of housing types: 60% single family detached, 25% townhouses, and 14% apartments. The table projects population using person per household figures for the County and the Town. The Town averages 2.63 persons per single family detached house, 2.38 persons per townhouse, and 1.82 persons per apartment. The County figures are slightly higher at 3.02 persons per single family detached house, 2.62 persons per townhouse, and 1.98 persons per apartment.

Purcellville Urban Growth Area Management Plan Executive Summary

Mission Statement

The purpose of the Purcellville Urban Growth Area Management Plan is to expand upon the Town's Comprehensive Plan by accommodating future development in the Urban Growth Area that enhances the role of Purcellville as a thriving, self-sustaining, business, social and cultural center for western Loudoun County and that continues the sense of community treasured by its residents.

Introduction

Throughout its growth and development, the Town of Purcellville has served as the cultural and commercial hub of the surrounding farm community. Today, Purcellville is a thriving town of approximately 2000 residents who feel a sense of pride in their community and a commitment to maintaining the small town atmosphere that is treasured by residents. As the largest incorporated community in western Loudoun, the Town and its environs are experiencing intense pressure for non-agriculturally related development. The County General Plan, adopted in 1991, established an Urban Growth Area around the Town of Purcellville to encourage compact development in and around the Town where public utilities and services will be available in the future, rather than in rural areas. To achieve this goal, the Town of Purcellville and the County of Loudoun adopted a joint plan to guide development in the Purcellville Urban Growth Area, the Purcellville Urban Growth Area Management Plan (PUGAMP), on May 16 and May 17, 1995, respectively.

The Purcellville Urban Growth Area (UGA) covers approximately 3,100 acres of land surrounding, but not including, the incorporated Town of Purcellville located in western Loudoun County.

The impetus for a detailed area plan grew out of a joint annexation agreement approved by the County and the Town in May, 1993. The annexation agreement specifically required that the Town and the County appoint a joint citizens' committee to prepare a joint comprehensive plan to address land use, development densities, transportation, proffer guidelines and public utilities and facilities.

The County and the Town were committed to public participation and community involvement during preparation and review of the PUGAMP. Therefore, the joint committee, made up of Town and County residents, began its work on the Plan by holding three public workshops in the Fall of 1993. These workshops were designed to encourage citizens to share their visions of the future for the Urban Growth Area and to ensure that public opinion would help set the fundamental direction of the Plan. Following the community workshops, the 15 member joint committee met weekly from January to May, 1994 to evaluate information from area residents, landowners, technical advisors, and to review issue papers, evaluate policy options and work with Town and County planning staff to write the actual plan document. The PUGAMP Citizens' Committee certified a final draft plan on June 6, 1994.

Formal review of the draft PUGAMP by the Town and County Planning Commissions began in June 1994 and was completed in February 1995. Following a joint Town/County public hearing in March 1995, a six member subcommittee of the County Board of Supervisors and the Town Council held several worksessions to address public hearing comment and resolve outstanding issues. The joint plan was adopted by the Town of Purcellville on May 16, 1995 and by the Loudoun County Board of Supervisors on May 17, 1995.

Summary of Goals and Policies

Throughout development of this Plan, citizens shared their hopes for the future of the Purcellville area. These ideas and visions shaped the fundamental direction of this Plan and led to the mission statement and goals that are the foundation for the policies of this Plan. The following describes how the Plan policies seek to fulfill the goals established by residents and landowners of the Purcellville area.

"The Purcellville area will provide a variety of housing and employment opportunities. New residential development should be balanced with industrial and business development to maintain affordability and fiscal stability."

Citizens at the community workshops expressed the belief that the Purcellville area needs a more balanced and viable tax base and more opportunities for economic development. Some participants expressed fears about Purcellville becoming a bedroom community. Many residents expressed support for encouraging a mix of residential and business uses in and around Purcellville.

The Purcellville plan calls for a mix of residential and non-residential land uses in the UGA to provide an economically and fiscally balanced land use strategy. Uses that generate high fiscal costs, such as residential development, must be balanced by uses that generate a positive revenue stream, such as employment uses. The land use policies are also based on the compatibility of land uses in terms of appearance, scale, traffic generation, and other factors. The land use policies of this plan take these planning considerations into account and seek to address concerns voiced at the community workshops (See Land Use Map).

The residential policies of the Plan provide a range of development densities (from 1 to 10 units to the acre, inclusive of any density bonuses permitted under an Affordable Dwelling Unit Ordinance) designed to provide flexibility and encourage a variety of unit types in the UGA. The majority of the UGA is planned for residential development at up to 3.0 units to the acre (including any density bonus permitted under the Affordable Dwelling Unit Ordinance) to encourage similar development patterns in the Town and the UGA. The policies recommend that densities above 1.6 units to the acre include commitments to open space and/or to assist in offsetting capital facility costs. Densities above 3.0 units to the acre (permitted only in designated areas) must include commitments offsetting capital facility costs as well as commitments to preserve more open space than lower density development.

Although it is not possible for development in the UGA to replicate the Town, new development in the UGA can build on traditional town design principles to create distinct communities that are more pedestrian friendly and community oriented than most typical suburban developments. Therefore, the Plan's residential policies also focus on encouraging new development that is compatible with the existing Town by encouraging traditionally designed communities that include features that are found in the Town today: sidewalks, shallow front yards, a grid street pattern, civic buildings as community focal points, parks, etc. The policies also recommend that new communities occur as logical extensions of the existing Town where possible.

Non-residential development presents a greater design challenge than residential development for the Purcellville area because there are few large scale non-residential (light industrial or office) prototypes in the Town. Most of the traditional employment areas in the old downtown developed when a railroad served the Town of Purcellville. The Plan policies encourage new non-residential development to occur in unified office or industrial parks (like Valley Industrial Park) rather than on individual parcels. The designated non-residential areas are sited to take advantage of Route 287, the service road and the Route 7 Bypass. Since these uses will most likely be automobile oriented and highly visible, the policies include recommendations about how to screen parking and storage from view of major roads and how buildings should be oriented. The economic development policies also focus on attracting a variety of new businesses to the area through a variety of economic incentives designed to attract new businesses.

"The Purcellville area will offer diverse housing options to people of all ages and incomes."

Relatively affordable housing and diversity of housing were mentioned as strengths of the Purcellville area during public workshops. Citizens expressed concerns about maintaining housing affordability for young families and retirees. Over the past several years, the County has worked to develop an affordable housing program designed to meet the needs of these citizens.

The residential policies of the PUGAMP permit a variety of densities to encourage a variety of housing types in the UGA. The Plan also seeks to encourage a commitment to affordable housing by recommending that the Town and County apply the County's Affordable Dwelling Unit Ordinance in the UGA until the Town develops its own ordinance.

“New commercial centers in the UGA will be planned to support existing commercial centers in the Town of Purcellville.”

New jobs and housing in the Purcellville UGA will generate additional support and clientele for existing retail establishments in the Town. However, since retail development is often a component of a residential development, there may be pressure for retail development in the UGA. The viability of the Purcellville's downtown is a significant concern to local businessmen and Town residents. The potential for strip commercial development along Route 287 and the Route 7 Bypass has also been a concern to area residents.

Commercial centers are often viewed as important and lucrative components of modern residential communities. This is especially true in undeveloped areas where self-contained communities frequently exceed 500 acres in size. The commercial centers become community focal points. The Purcellville UGA is somewhat different however, because the existing Town already serves as a focal point providing a variety of civic and commercial services.

It is the desire of the Town and the County that the Town continue to function as the focal point for new development in the UGA. Therefore, the commercial policies for the UGA reinforce the use of existing commercial centers by severely limiting commercial development in the UGA. The policies also recommend the use of a variety of incentives to attract new business to the area and to bolster the Town as a center for tourist facilities.

“Purcellville will maintain a distinct identity and a sense of heritage. Important scenic, environmental and historic resources will be protected. Clustered and compact development will be encouraged.”

Natural resources, open space, scenery and historic structures were listed as positive attributes of the planning area by citizens who participated in the Purcellville public workshops. However, several workshop participants expressed concerns about retaining historic structures and scenery as development occurs in the UGA. The existing policies in the County's General Plan outline the County's overall strategy for natural resource management; the PUGAMP seeks to enhance these policies by applying ordinances that protect key resources in UGA. Policies in the Plan also encourage landowners in the area to voluntarily participate in efforts to maintain and preserve historic structures in the UGA.

A set of specific open space policies are directed at preserving existing open space features such as undeveloped stream valleys along Catoctin Creek and Goose Creek, as integral features of new communities. The policies emphasize clustered development to preserve environmentally sensitive areas and to help maintain a distinct sense of visual separation between Purcellville and its neighboring communities of Round Hill and Hamilton, and to maintain Purcellville's unique community identity. The Plan also includes a set of specific greenbelt policies in key areas at the edge of the UGA near Lincoln and Hamilton. The Plan offers a variety of open space preservation options to maintain design flexibility and ensure that open space will be a permanent and integral feature of the planning area.

“Growth will be planned and orderly to ensure that essential services and utilities are not overburdened. Public facility, utility and service improvements such as the addition of new schools, parks, police personnel, and roads will be timed to keep pace with growth.”

Unlike most new suburban communities in Loudoun County, the County and Town have already made substantial public facility investments in Purcellville. However, additional development will increase demands on existing facilities and will likely create the need for additional facilities. In the Purcellville UGA, land use policies seeking an appropriate mix of residential and non-residential development are the first step toward addressing capital facility needs. Equally important are policies that address how capital facilities will be financed and how service responsibilities will be shared by the Town and the County.

Since there are many facilities already in place in Purcellville, capital facility needs in the UGA will be less extensive than in other areas of the County where little investment has occurred. The Plan's policies recommend that the Town continue as the location of new and improved facilities to the greatest extent possible. However, certain new facilities, such as elementary schools, may be more appropriate in the UGA to serve a local, neighborhood, population. The PUGAMP anticipates that the development community will assist in offsetting the public facilities costs associated with new development and the Plan includes a specific set of proffer guidelines that will be used in the evaluation of all rezoning applications. The policies also recommend that the Town and County share capital facilities contributions garnered as part of rezonings in proportion to the services provided by each jurisdiction. Funding for needed sewer and water facility improvements is expected to be primarily the responsibility of the development community.

The sewer and water policies of the Plan support the Town in its efforts to complete a sewer and water master plan for the long terms needs of the Town and the UGA. The policies recognize the potential for a regional sewer and water solution to accommodate the needs of the UGA and the Town. The Plan also recognizes the capacity limitations of the current facilities and includes an Interim Land Use Map to guide development in the UGA until the sewer and water master plan is complete. The Plan also recommends that phasing policies be developed to encourage orderly development in the UGA once the sewer and water master plan is complete.

The transportation policies for the Urban Growth Area focus on adequately moving regional traffic through the UGA and handling the increasing levels of local traffic on the street network as the area develops. The Plan proposes a system of arterial and major collector streets to minimize traffic congestion and to provide for safe and convenient access throughout the Urban Growth Area. The relationship of new streets to the existing traditional network of streets is also addressed from a community design standpoint. The policies address the type, design, funding and timing of area road improvements, and other transportation infrastructure improvements.

“New development will be designed to complement the character of the existing town. Roads, sidewalks, and trails will link new communities in the UGA to public facilities and commercial centers in the Town to foster a sense of community and belonging. Design guidelines will promote development which is compatible in character, density and scale with existing neighborhoods”

Sometimes concerns about growth and development are exacerbated by concerns about what new development will look like. The Town of Purcellville offers an excellent example of traditional community development in Loudoun County. The Town offers a mix of uses, an obvious and identifiable main street, a walkable downtown and a distinct sense of identity and enclosure. The most common statement made at the Purcellville public workshops was that citizens wanted to maintain the existing small town atmosphere that is treasured by residents of the area today. As previously noted, the Plan's policies seek to maintain the existing Town as the focus of activity in the Purcellville area. Policies limiting retail development in the UGA and recommending continued improvement of existing public facilities located in the Town reinforce this notion. Design guidelines that seek to create small scale, pedestrian oriented communities that are connected to the Town are included in the Plan to ensure that new development is compatible with the character of the existing Town. The existing Town is intended to be the model for new traditional development in the UGA.

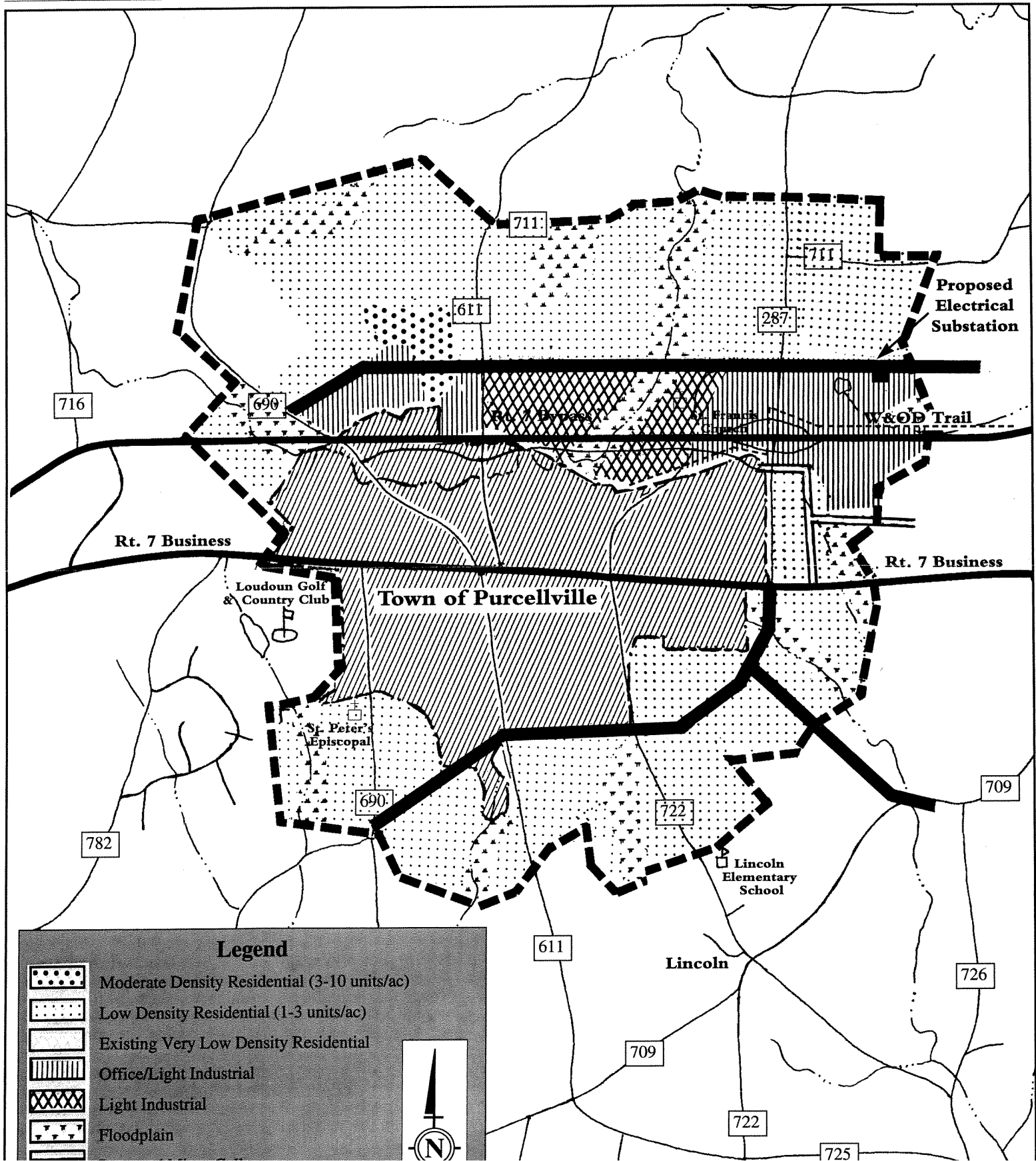
Implementation

For the PUGAMP to remain responsive to the needs of the community, it must be evaluated periodically to ensure that it meets the needs of the community. To accomplish this goal, the Town/County joint annexation agreement establishes a four member committee of elected and appointed County and Town representatives to monitor the PUGAMP and provide a forum for general discussion of UGA or annexation issues.

The Purcellville Urban Growth Area Management Plan sets the basic framework for development in the UGA. Actual implementation of the Plan will be carried out over a number of years as individual landowners seek to develop their property. The Town and the County will review these development proposals to determine how well the proposals fulfill the mission, goals, and policies of this Plan. For the Plan to be effective it must be used in the day to day decision-making process of both Town and County officials.

Purcellville Urban Growth Area Management Plan

Ultimate Plan Map



PURCELLVILLE URBAN AREA MANAGEMENT PLAN AMENDMENTS		
CASE #	PROJECT NAME	DATE ADOPTED
CPAM 1999-0001	Amendment to Purcellville Urban Growth Area Management Plan to Include Phasing Guidelines	July 21, 1999

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CPAM 1999-0001
Purcellville Urban Growth Area Management
Plan/Amendment (Blue Ridge District)

Adopted July 21, 1999

CPAM 1999-0001, Amendment to Purcellville Urban Growth Area Management Plan to Include Phasing Guidelines
BOS Adoption July 21, 1999
Town Council Adoption July 13, 1999

Purcellville Urban Area Management Plan, Chapter 7, Section A, Phasing, page 58

In addition to the policies set forth in Chapter 7, Section A "Phasing", page 58, the Board of Supervisors and Town of Purcellville adopted amendments as follows:

**TOWN OF PURCELLVILLE
URBAN GROWTH AREA**

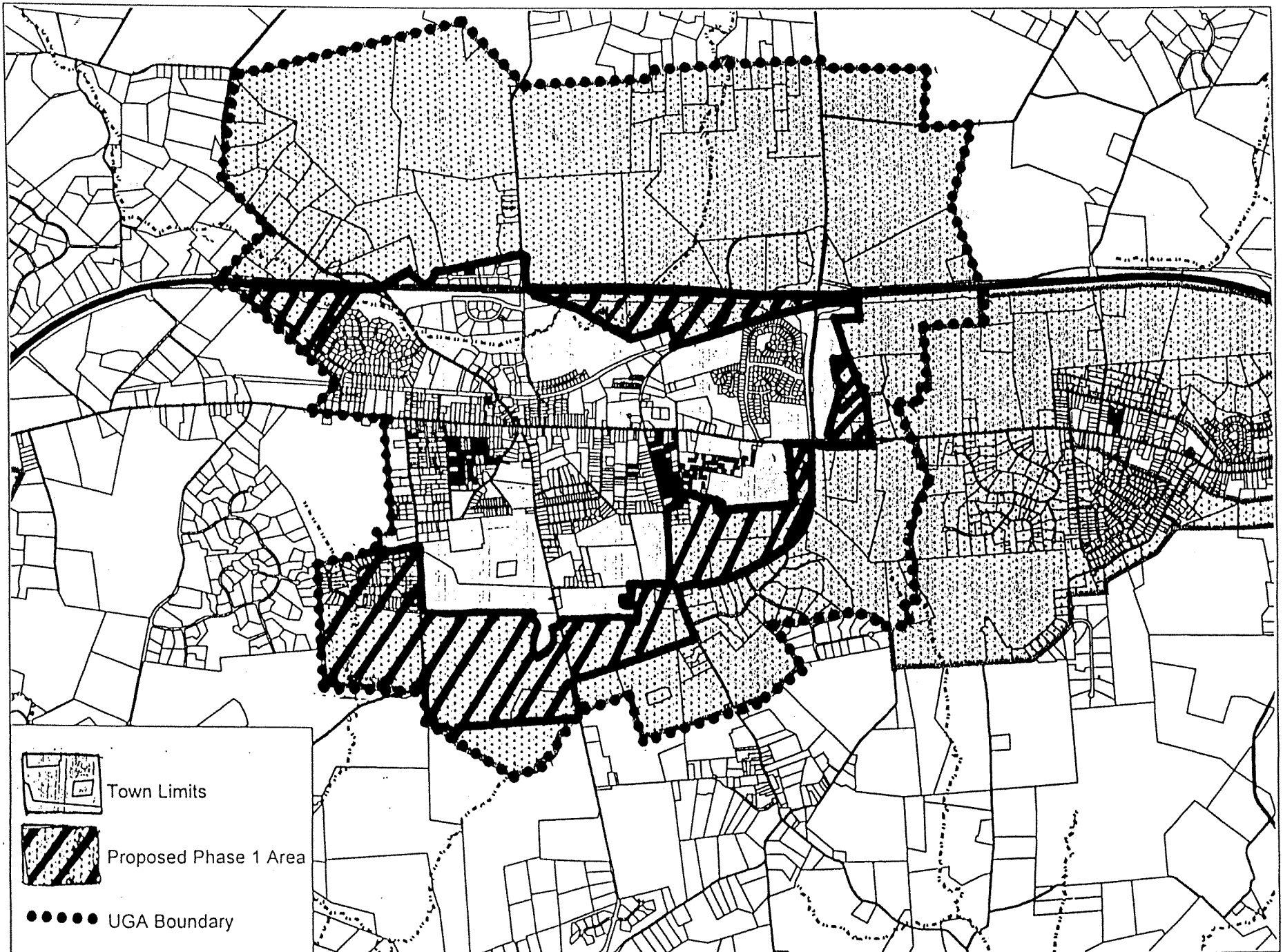
**PHASING GUIDELINES FOR LAND
IN THE URBAN GROWTH AREA**

The purpose of this document is to provide guidance to the Town Council and County of Loudoun in determining the timeliness and appropriateness of the development and annexation of property located in the Urban Growth Area around the Town of Purcellville. These guidelines shall constitute an integral part of the Purcellville Urban Growth Area Management Plan. The following specific guidelines shall apply in the Urban Growth Area:

1. Only properties that are contiguous to the corporate limits of the Town are eligible to apply for annexation into the Town.
2. Until such time as these guidelines are amended by the joint action of the Town of Purcellville and the County of Loudoun, property, to be eligible for annexation, must be located within the ten year growth plan identified as Phase I of the Urban Growth Area, as that area is shown on the Phase I Urban Growth Area Map dated May, 1999, incorporated herein by reference.
3. Development proposed for property to be annexed within the Urban Growth Area shall conform with the adopted Purcellville Urban Growth Area Management Plan and shall reflect innovative land design and environmental sensitivity.
4. Development proposed for properties within Phase I shall conform with the uses and densities identified on the Ultimate Land Use Map contained in the Purcellville Urban Growth Area Management Plan. All development for properties in the Urban Growth Area that is not within Phase I shall conform with the uses and densities identified on the Interim Land Use Map contained in the Purcellville Urban Growth Area Management Plan.

5. Annexation and development of property in Phase I of the Urban Growth Area must be within the capability of the Town to provide an adequate water supply and water and sewer plant capacity pursuant to the Town's adopted Capital Improvement Program and pursuant to a plan of phasing incorporated within the annexation and zoning process that insures the Town's ability to provide water and sewer plant capacity in a timely and efficient manner consistent with the Town's Capital Improvement Program.
6. New development on annexed property shall utilize water and sewer service provided by the Town. The extension of such utilities shall be at no cost to the Town or County.
7. All applicants for annexation will be required to enter into a guaranteed purchase contract for water and sewer connections which will specify a minimum number of connections that an applicant must purchase annually. This guaranteed purchase contract shall be secured by the posting of a performance bond in an amount sufficient to provide a level of surety which guarantees that, in the event of failure to purchase the required number of connections in a year, the Town could draw such amount(s) as necessary to cover such shortfall. Applicants shall be required to purchase all water and sewer connections at the then prevailing rate for such connections. In addition to the minimum number of annual connections, each guaranteed purchase contract shall specify the maximum number of water and sewer connections which may be purchased annually by the applicant. Such number shall be based upon forty percent of the approved lots for such development.
8. Any landowner of property contiguous to the Town, but outside of Phase I, as shown on the referenced Phase I map, may request an amendment to these guidelines and the Purcellville Urban Growth Area Management Plan to allow for the out of phase development of such property in accord with the policies set forth in Chapter 7, Section A of the Purcellville Urban Growth Area Management Plan.

PHASE ONE AREA OF THE PURCELLVILLE UGA



CPAM 1992-0010
Greenways and Trails Policies

Adopted September 21, 1994

GREENWAYS AND TRAILS POLICIES

ADOPTED SEPTEMBER 21, 1994

SECTION I: BACKGROUND

A. INTRODUCTION

Greenways are areas of open space, usually linear, which connect and protect various natural, recreational, and cultural resources. They often follow linear landscape features such as streams, ridges, or abandoned railroads. Greenways can be publicly or privately owned, and may be open or closed to visitors. They are not necessarily parks or public land. Parts of a greenway may be a scenic resource or an important wildlife habitat, owned and maintained by a private landowner, with no public access. Other parts may include public trails for hiking, bicycling, or horseback riding. Greenways that include trails provide linkages for people to natural and community resources. They enable citizens to travel without motor vehicles to schools, community centers and parks.

Greenways serve a variety of functions, including recreation, alternative transportation, wildlife habitat, water quality protection, flood hazard reduction, aquifer recharge, erosion prevention, property value enhancement, economic development and scenic beauty.

The Loudoun Greenways plan encourages pathway connections which would provide our own residents with alternative transportation corridors, independent of car ownership. It is a comprehensive plan which takes a "big picture" look at Loudoun's future development. It recognizes the need for Loudoun's existing communities to develop resource corridors which unify the County, creating an amenity for the benefit of business and residential communities as well as the tourist industry.

B. CONTEXT AND PURPOSE

Loudoun County and its county seat, the Town of Leesburg, border the Potomac River in northern Virginia approximately 35 miles northwest of Washington, D. C. The County as a whole offers a wealth of historic and natural features and a blend of urban amenities, rural landscapes, and small communities.

Proximity to Washington and the presence of a major international airport, Dulles, in the southeast part of the County stimulate strong growth trends. While development provides welcome economic opportunities, many citizens are concerned about the effects of growth and the potential for loss of local recreational opportunities and valuable natural, scenic and historic resources. Greenways and trails are one method of preserving some of these features unique to the County.

The purpose of this plan is to acknowledge a commitment to the establishment of a county-wide system of greenways and trails. This system should link people and resources, put open space within a short walk of people's homes and connect major regional and national trails. Greenways can protect natural resources and do not necessarily contain trails or have public access. Where

trails provide a link between home and work, an alternative to auto dependent transportation can be provided.

C. RELATIONSHIP TO OTHER COUNTY DOCUMENTS

Loudoun County's Comprehensive Plan consists of several related documents with the General Plan performing the function of an "umbrella" document which establishes county-wide goals and policies. Chapter 8 of the General Plan addresses implementation as a continuing process with future actions which should be undertaken to implement the Plan.

County-wide Recommendation #21 is the action of adopting CPAM 1992-0010, Greenways Plan, as an element of the General Plan. The Greenways Plan would also add one more building block toward implementing policy recommendations for Water Quality Buffers (#5), Scenic River Corridors and Potomac Shoreline Protection (#10), Protection of Endangered and Threatened Habitats (#23), and Rural Transportation Strategies for Bicycle Routes (#18).

In recognition of existing County policy and public testimony which encourage a viable agricultural community, the following goals and policies will apply only to the rapidly developing areas of the County described in the following area plans: Eastern Loudoun Area Management Plan, Dulles North Area Management Plan, Dulles South Area Management Plan, Cub Run Area Management Plan, Leesburg Area Management Plan, and the adopted plans for the Urban Growth Areas of the western towns.

D. COMMUNITY PLANNING PROCESS

The documentation for the greenways and trails system is contained in the 1993 Greenways and Trails Master Plan for Loudoun County and Leesburg, Virginia. This plan was developed by a citizen-government partnership, through an open public process. As a result of a Memorandum of Understanding signed by the County of Loudoun, the Town of Leesburg, the directors of the Leesburg and Loudoun County Parks and Recreation Departments, representatives of the National Park Service's Rivers, Trails and Conservation Assistance Program, and the Northern Virginia Regional Parks Authority, a citizens' advisory committee was formed in the fall of 1989. The group represented the interests of businesses, development, landowners, conservationists and recreationists. The Plan was developed over a two year period and was based on regular public input from public workshops, presentations and public meetings. Documentation of specific public outreach is contained on page 69 of the 1993 Greenways and Trails Master Plan for Leesburg and Loudoun County, Virginia.

SECTION II: COMMUNITY GOALS

A. MISSION STATEMENT

The purpose of a greenways and trails system is to preserve the County's essential natural and historic resources as the County passes from rural to suburban, to provide recreation for a growing population, and to provide alternative transportation corridors.

B. GOALS OF THE GREENWAYS AND TRAILS SYSTEM

- Link neighborhoods and communities including schools, shopping areas, community centers, parks and other public facilities
- Link towns in Loudoun County.
- Provide recreational opportunities and alternate transportation corridors for foot traffic, cyclists and horseback riders.
- Protect historic resources.
- Protect rivers, streams, and drainage basins.
- Protect ecologically critical and sensitive areas.
- Maintain and link wildlife habitats.
- Provide natural flood and erosion control to discourage channelization.
- Include scenic roads.

SECTION III: POLICIES

A. RESOURCES

A sound greenways and trails system depends on the identification of the County's significant natural, cultural, recreational and community resources. The Citizens' Committee dedicated the first year of its effort to identifying and mapping those resources, using a variety of existing data and the knowledge of local citizens. These resources contribute greatly to the distinctive character of the County. They can serve as the hubs and spokes of a greenways and trails network and can provide a basis for making decisions on where greenways should be located. Listed below are the county resources agreed to by the Committee as significant features of the County. These resources are contained in the Geographic Information System Map created by the citizens. (resources described on pages 14, 15, and 16 of the Greenways and Trails Master Plan for Leesburg and Loudoun County, Virginia.)

- State Scenic Rivers
- Perennial Streams
- Floodplains
- Ridges
- Natural Heritage Sites
- Existing and Planned Parks

- Existing and Planned Trails
- Historic Sites and Districts
- Historic Settlements
- Schools
- Community Centers
- Discontinued Roads
- Scenic Roads
- Incorporated Towns

POLICIES

1. The inventory of cultural, historic and natural resources should be maintained with the County GIS and should be used for reference in greenway and trail planning.
2. Greenways should be a mechanism to protect important or sensitive resources.

B. PUBLIC PARTICIPATION

The process of turning a plan for greenways into a reality will require a cooperative effort involving many people and organizations. While the total land area of any proposed greenways network is relatively small, its benefits will be widely felt and its many parts varied in terrain, ownership, and proposed use. The County will play an integral role in establishing the system although it is unlikely that a single entity would have the means to acquire or manage an extensive system. Therefore, it is recommended that a network of greenways and trails be owned and managed through a partnership effort, rather than by a single agency organization. The system could be established piece by piece by a number of different entities using a variety of public and private conservation methods. Public agencies, private organizations, businesses, civic groups, clubs and individuals should participate in the creation and management of the system. It is assumed that exact locations of greenways and trails will be determined by the communities of interest.

POLICIES

1. Inform and educate the public about the opportunities generated by the greenways and trails system.
2. Encourage public involvement in the planning and development of the greenways and trails system.

C. DEVELOPMENT STRATEGIES

Members of the community have expressed concern about the loss of open space and the changing character of the County resulting from increased development. Greenways are a way to retain some rural landscapes and incorporate open space within developments. Citizens also

expressed a desire for trails between adjacent developments to allow walking and/or biking to neighbors' houses or other parts of the community. The greenways concept is a mechanism to guide the development process to create useful areas of open space.

POLICIES

1. Incorporate greenways and trails plans into the land development process and land use decisions. Creation of greenways and trails should occur primarily in the developing areas of the County with initial effort focused on the rapidly developing areas of the eastern portion of the County and around the western towns.
2. Create options and incentives which will encourage landowner participation in the establishment of greenways and trails.
3. Coordinate the establishment of greenways and trails with landowners using a variety of conservation methods. Three categories of landowners should be encouraged to participate in the greenways and trails system:
 - The development community: proffers of greenways and trails should be encouraged and referrals administered by the Planning Department with input from impacted agencies and citizens as needed.
 - Private landowners: voluntary donations, conservation easements, bequests, leasebacks, remainder interest and other non-coercive methods should be facilitated to encourage participation by private landowners.
 - Public land: negotiations of right-of-ways through land already dedicated to public benefit including, but not limited to, County, State and Federally owned land, utility easements, and roads discontinued for public maintenance.
4. Parcels under consideration as greenways or trails must meet one or more of the following criteria
 - a. **Linkage:** The identified parcel will provide linkage between or to a significant natural, cultural or historic resource as defined on pages 14, 15, 16 of the Greenways and Trails Master Plan for Leesburg and Loudoun County and listed in Section III.A above.
 - b. **Resource Protection:** The parcel contains an identified natural resource or species of value.
 - c. **Recreation Enhancement:** The parcel will enhance recreational opportunities either by providing a connection to an existing park or recreational facility or providing in and of itself opportunities for hiking, biking or horseback riding.

- d. **Economic Enhancement:** The parcel provides increased access to local business and shopping areas including but not limited to bed and breakfasts and tourist sites.

D. TRANSPORTATION

Greenways and trails that are designed to link communities and commercial areas can encourage some people to travel without motor vehicles, thus reducing traffic congestion on roadways. Planning for alternative transportation and recreational opportunities for foot traffic, cyclists and horseback riders is an important public responsibility to provide for increased user safety on transportation corridors. A greenways master plan can be an important element of compliance with the Clean Air Act of 1991.

POLICIES

1. Multi-use trails should be encouraged within major road corridors as shown in Appendix G of the Greenways and Trails Master Plan for Leesburg and Loudoun County, Virginia. Portions of this trail system should be incorporated as an element of the regional COG Bicycle Plan.
2. Loudoun County review of applications for discontinued roads should encourage appropriate conversions to the greenways and trails system.
3. Loudoun County should pursue grant funding of greenway and trail projects which can be combined with other transportation goals and policies.

E. FUNDING, ADMINISTRATION AND MAINTENANCE

Financial and management issues are critical to both the initial establishment of greenways and their long-term vitality. Local government funds for greenways may be scarce and greenways frequently must compete for funds with other uses such as developed parks. The mechanisms used for protecting land or securing public access can be a major factor determining the cost of implementing greenways. Public land purchase, the most expensive technique, is only one of a variety of possible techniques. Others include land donations, purchases or donations of easements, landowner agreements and acquisition by nonprofit groups.

Maintenance is one need that is often overlooked; greenway interests may focus on the establishment of the greenway and neglect to consider long-term maintenance. Long-term greenway success will require careful planning for funding and maintenance. Administrative overhead might be reduced if the system were managed by a private organization focused only on the greenway system.

POLICIES

1. Require that established greenways and trails adequately provide for long-term funding, maintenance, and administration for the implementation of the greenways and trails system through public-private partnerships.
2. When possible the County would jointly hold easements to guarantee long-term protection of land.
3. Assure that right of eminent domain is not utilized to establish greenways and trails.

F. ECONOMIC DEVELOPMENT

The Greenways Master Plan recommends the creation of a comprehensive greenways and trails system primarily based on such natural landforms as valleys and ridges. Other elements are based on an assemblage of linear open spaces of various kinds to create a green infrastructure for the County. Like other forms of infrastructure necessary for development, greenways are part of a good business plan. These key elements of a community's memorable image are increasingly becoming today's marketing tools for economic development.

Few communities today can ignore the economic benefit of tourism. Loudoun's primary tourist attractions are its natural and historic resources. The greenways could include a foot path, a horse path, a bike path or none of the above, simply providing visual respite to the urban resident. The W&OD Regional Trail is an example of a greenway which attracts visitors, businesses and residents to Loudoun. One such business, the Cornerstone Bed and Breakfast near Paeonian Springs derives as much as 50 per cent of its clientele from cyclists who ride out from Washington and Maryland to tour the Loudoun area.

In order to attract a balanced variety of businesses, provide housing options with desirable amenities for all income levels, and assist government in managing the resources of Loudoun County, it is time to plan for a greenway system.

POLICIES

1. Loudoun County should incorporate greenways and trails in economic development planning and promotion.
2. Coordinate with an overall tourism plan for Loudoun County.

CPAM 1996-0003
Strategic Land Use Plan for
Telecommunication Facilities

Adopted November 6, 1996



Strategic Land Use Plan for Telecommunication Facilities

Adopted as part of
Loudoun County's
Comprehensive Plan
November 6, 1996

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SECTION I: BACKGROUND

A. INTRODUCTION

There are currently more than forty commercial public telecommunication antenna sites in Loudoun County (see “Existing and Proposed Telecommunication Antennas” map available through the County). Changes in commercial public telecommunication demand and technology have caused a great demand for additional antenna mounting facilities, mostly in the form of lattice towers or monopoles. The increased demand for these facilities poses a number of important land use issues for Loudoun County including facilitating collocation of antennas, ensuring appropriate siting and design, and mitigating impacts of telecommunication facilities.

The policies outlined in this document were developed by the Transportation, Subdivision, and Site Plan Committee of the Loudoun County Planning Commission to balance the public demand for commercial public telecommunication service with the County’s desire to avoid proliferation of towers and monopoles. Guidance is provided for the location and design of commercial public telecommunication facilities only, not amateur operations. The intent of these policies is to provide the overall land use strategy for allowing commercial public telecommunication service in Loudoun County, while mitigating any negative impacts.

B. GOAL AND OBJECTIVES

Goal:

Loudoun County recognizes that modern, effective, and efficient telecommunications is an essential part of creating an attractive economic development environment and meeting the desires of its citizens for high quality service. The County seeks to encourage improvements in telecommunications services while mitigating the impacts on its residents, nearby land uses, scenic beauty, and rural heritage.

Objectives:

1. To identify a hierarchy of areas where future commercial public telecommunication facilities can be located, while minimizing the proliferation of towers and monopoles;
2. To require collocation of commercial public telecommunication facilities on existing structures and towers;
3. To attempt to ensure compatibility of telecommunication facilities with nearby land uses;
4. To establish siting and design criteria to mitigate negative impacts;

5. To establish commercial public telecommunication tower and monopole removal policies; and
6. To establish a process by which an applicant can demonstrate their compliance with these policies.
7. To stay abreast of changing technologies that may reduce the need for new towers and monopoles.

C. COMMUNITY PLANNING PROCESS

The proposed policies were developed initially by the Transportation, Subdivision, and Site Plan Committee of the Planning Commission over a three month period in the spring of 1996 that included two public input sessions. As part of their review, the Committee heard presentations from citizens, telecommunication providers, the FCC, Leesburg Airport, and the County's Fire and Rescue staff. The Committee then reviewed existing County policy and regulations and looked at the policy and regulations of several other jurisdictions.

On May 22, 1996, the Committee presented the recommended draft policies to the Planning Commission Committee of the Whole. The draft policies were then sent to referral agencies for review. The Planning Commission held a public hearing on the draft telecommunication policies on June 12, 1996 and made further amendments to the draft policies at their June 19 work session. The Board of Supervisors held a public hearing on these policies on September 4, 1996 and subsequently added two new policies and revised others. On November 6, 1996, the Board approved this comprehensive plan amendment establishing this document as part of the County's comprehensive plan.

D. RELATIONSHIP TO OTHER COUNTY DOCUMENTS

Loudoun County's Comprehensive Plan consists of the General Plan, several area management plans, strategic plans, and related documents. The General Plan provides the overall countywide goals and policies for managing growth and development while the area management plans and strategic plans outline more specific strategies for local planning areas or particular issues. These telecommunications policies are a strategic plan consisting of goals and policies for the siting and design of telecommunication facilities. As such, these telecommunication policies supersede Energy and Communication Policies 4,5, and 6 on page 83 and Energy and Communication policy 2 on page 156 in the General Plan and apply in all areas of the County.

SECTION II. TELECOMMUNICATION POLICIES

A. LOCATION POLICIES

The location policies establish a hierarchy of preferred locations for new commercial public telecommunication facilities. The County's first preference is to have new antennas collocate on existing tall structures, monopoles and towers in order to minimize the need for new towers and monopoles. When a telecommunication antenna cannot locate on an existing structure for technical or location reasons, the County then prefers that new towers or monopoles be located where they are most compatible with surrounding land uses.

The second level of preferred locations for new monopoles or towers is in industrial and employment areas, within overhead transmission line rights-of-way, and on public sites or volunteer fire and rescue company properties (see the "Public Facility Sites" and "Telecommunications By-Right Zoning" maps available through the County). The policies provide incentives, such as allowing monopoles as a by-right use, for applicants to locate in these preferred areas. In urban eastern Loudoun County, the policies encourage telecommunications antennas additionally on light poles within the VDOT or Dulles Greenway right-of-way, and potentially on towers on existing low-rise heavy industrial buildings.

In order to protect the scenic rural beauty of Loudoun County, commercial public telecommunications towers and monopoles in rural areas will be allowed only by special exception. Furthermore, the County will not allow new towers or monopoles to locate in County designated historic districts.

Countywide Location Policies

1. To minimize the need for new towers and monopoles, the County prefers that new commercial public telecommunication antennas be located on existing buildings, towers, monopoles, water tanks, overhead utility transmission line structures and other tall structures wherever possible. Commercial public telecommunication antennas should be permitted by-right on all existing towers, monopoles, and other tall structures subject to performance standards to mitigate visual impacts.
2. Where it is not feasible to locate on an existing structure, the County prefers that new towers or monopoles be located
 - a. In planned and zoned industrial and employment areas,

- b. Within overhead utility transmission line rights of way where structures greater than eighty (80) feet in height already exist, and
 - c. On public sites or volunteer fire or rescue company properties where such facilities mitigate adverse impacts on the character and use of the public or public safety site.
3. In order to encourage location in industrial and employment areas, commercial public telecommunication monopoles up to 199 feet in height should be a by-right use, subject to performance standards to mitigate visual impacts, in areas that are both planned and zoned for industrial and employment uses (such as the GB, PDGI, PDSA, PDOP, PDIP, PDRDP and MRHI zoning districts but not the employment areas within PDH districts) provided that the monopole is not located within 750 feet of a residentially zoned property.
4. In order to facilitate use of volunteer fire and/or rescue company sites, telecommunication monopoles should be permitted as a by right use up to 199 feet in height, subject to performance standards to mitigate visual impacts, on fire and/or rescue sites in rural and agricultural areas (specifically A3, A10, A25, all CR, and RC zoning districts). In addition, The County encourages use of other public sites where telecommunication uses should be permissible as an accessory use by special exception. Any Zoning Ordinance amendments should also consider adoption of visual impact performance standards to mitigate impacts on adjacent residential or other sensitive uses.
5. Except for areas where towers or monopoles are permitted by right, an applicant for a new commercial public telecommunication tower or monopole will demonstrate to the County that location on an existing tall structure is not feasible. An applicant will evaluate the feasibility of using existing or approved towers, monopoles, or other structures greater than 50 feet in height within a one mile radius of any proposed site in the Eastern Loudoun Urban Growth Area and within a two-mile radius elsewhere in the County. Technological, physical, and economic constraints may be considered in determining unfeasibility. Collocation may be determined to be unfeasible in the following situations:
- a. Planned equipment would exceed the structural capacity of existing and approved towers or monopoles, considering existing and planned use of those towers, and such towers or monopoles cannot be reinforced to accommodate planned or equivalent equipment at a reasonable cost;
 - b. Planned equipment will cause interference with other existing or planned equipment for that tower or monopole, and that the interference cannot be prevented at a reasonable cost;

- c. Existing or approved towers or monopoles do not have space on which planned equipment can be placed so as to provide adequate service; or
 - d. Existing or approved towers or monopoles will not provide adequate signal coverage.
6. The County encourages new towers and monopoles to locate in overhead utility transmission line rights of way where there are existing tall structures. The Zoning Ordinance should be amended to allow monopoles up to 199 feet in height by-right, subject to performance standards, within overhead utility transmission line rights of way where there are existing transmission support structures greater than eighty (80) feet in height.

Urban Location Policies

- 1. The County should revise the Zoning Ordinance to allow towers up to 40 feet in height on existing buildings in areas which are both planned and zoned for heavy industrial uses (such as MRHI and PDGI) subject to performance standards to mitigate visual impacts.
- 2. The County encourages the location of commercial public telecommunication antennas on light poles and other existing tall structures in the right of way of the Dulles Greenway and VDOT's arterial roads.

Rural Location Policies

The County recognizes the importance of maintaining the natural scenic beauty and historic character of the rural and historic areas. As such, monopoles and towers are prohibited within the County's Historic and Cultural Conservation Districts. As in urban areas, the County prefers locating new antennas on existing towers, monopoles or other tall structures. When existing structures cannot be used, new monopoles or towers should be sited within the right-of-way for overhead utility transmission lines where the visual impact of an additional tall structure would be minimal. Elsewhere, towers and monopoles should be located in rural areas only by Special Exception and subject to design criteria for mitigating visual impacts.

- 1. The County prefers that commercial public telecommunication antennas locate on existing tall structures where possible.
- 2. Except within overhead utility transmission line rights of way as specified in Countywide Location Policy six (6), commercial public telecommunication towers and monopoles will be permissible in agricultural-residential areas (such as the A-3, A-10, A-25, and CR zoning

districts) only by special exception and subject to performance standards to mitigate visual impacts.

3. Commercial public telecommunication towers and monopoles are prohibited within County designated historic districts.

B. DESIGN STANDARDS

This plan calls for design standards to address visual and land use impacts of commercial public telecommunication facilities. There are two main components of the design strategy. The first is to limit the need for new towers and monopoles by providing for collocation. The second is to mitigate visual impacts through appropriate setbacks, screening, and design. The policies will help minimize and mitigate impacts through appropriate siting and design and provide guidance for development of new Zoning Ordinance performance standards.

Tower and Monopole Design

1. Due to their reduced visual impacts, when technologically and physically feasible, monopoles are the preferred design.
2. Tower and monopole sites should be designed and constructed to the minimum height necessary to accommodate at least three providers on the tower or monopole and provide sufficient land area for additional equipment buildings unless doing so would:
 - a. Create an unnecessary visual impact on the surrounding area; or
 - b. No additional need is anticipated for any other potential user in this area; or
 - c. There is some valid economic, technological or physical justification as to why collocation is not possible.

Countywide Visual Impacts

1. The visual impact of commercial public telecommunication facilities should be mitigated so as to blend with the natural and built environment of the surrounding area.
2. The specific communication facility design issues that should be examined in looking at visual impact are: the setting, color, lighting, topography, materials and architecture. Towers and antennas should be neutral in color to blend with the background, unless specifically required by the FAA to be painted or lighted otherwise.

3. To mitigate the visual and noise impacts of new equipment buildings and accessory uses, these structures should blend in with the surrounding environment through the use of appropriate color, texture of materials, topography, scale of buildings, landscaping and visual screening.

Rural and Historic Areas

1. New commercial public telecommunication facilities sited in rural and historic areas should conform with the following design considerations:
 - a. Monopole or tower sites should be sited within areas of existing mature vegetation so that the maximum amount of the structure and associated buildings are screened;
 - b. Monopoles or tower sites shall not be located along ridge lines but down slope from the top of the ridge lines to protect views of the Catoclin, Bull Run, and Hogback Mountains, the Short Hill, and the Blue Ridge;
 - c. Monopoles or towers proposed where mature vegetative buffering or topographical conditions will not contribute to screening shall demonstrate that there is no existing mature vegetated area nearby that could be used instead. In all cases, the County encourages camouflaging the facility to mitigate visual impacts;
 - d. Monopoles or towers should generally be sited toward the interior of a property rather than close to a property line unless a lesser visual impact would occur from locating it elsewhere. Visual impacts should be mitigated by measures onsite rather than relying on offsite conditions for mitigation.
2. When there is not a feasible location with existing mature vegetation then the preferred location for a new tower or monopole is close to existing tall structures.
3. Commercial public telecommunication towers or monopoles on the property of a structure or site that is listed on the National Register of Historic Places should show how the visual impact on views from or toward the structure will be mitigated. The applicant should provide visual imagery from several different perspectives to help determine the extent to which the facility could be designed to mitigate the visual impact on the historic structure or site.

4. Applicants proposing a telecommunication tower or monopole within one mile of a County designated Historic District or State Scenic Byway should provide both a visual impact analysis and justification why the tower or monopole could not be sited elsewhere.

Publicly Owned or Controlled Facilities and Volunteer Fire or Rescue Companies

1. Applicants for commercial public telecommunication towers or monopoles must demonstrate that there will not be any physical or technological interference with the existing or planned function of the public facility or volunteer fire or rescue company facility.
2. Required landscaping may be less stringent for public sites or volunteer fire or rescue company sites where the visual impact of the support building is otherwise mitigated or is consistent with the surrounding area.

By-Right Uses

1. Commercial public telecommunication monopoles in employment or industrial areas should locate toward the interior of a lot rather than along the common boundary with existing or planned residential areas and should mitigate visual impacts onsite rather than relying on offsite conditions for visual mitigation.
2. Within employment or industrial areas, commercial public telecommunication monopoles should be separated from residentially zoned property by a minimum of 750 feet. Along existing overhead utility transmission line rights of way, the 750 foot separation does not apply.
3. In some locations, such as in industrial areas, required landscaping may be less stringent where the visual impact of the support buildings is otherwise mitigated or consistent with the surrounding area.

Arterial Road Corridors

1. The County may consider allowing towers or monopoles in major and minor arterial road corridor setback areas if the tower can be sited within existing mature vegetation or the topographical conditions are such that the visual impact of locating within the setback is less than a nearby location that adheres to the setback.

C. SAFETY AND HEALTH POLICIES

This plan addresses two main issues related to safety and health. The first is the potential for conflict between new towers or monopoles and existing airports. The Metropolitan Washington Airports Authority (MWAA) and the Town of Leesburg have expressed concern with coordination between the commercial public telecommunication providers, the County, and the airport authorities. The Plan calls for a commercial public telecommunications provider to demonstrate to the County that they have contacted the appropriate airport authorities prior to submission of a land development application so that any potential airport issues can be addressed.

The second issue relates to the appropriate abandonment of a site no longer maintained for commercial public telecommunication use. The County has included a policy to require that a site no longer used for commercial public telecommunications be returned as nearly as possible to pre-existing site conditions.

Policies

1. Applicants for any commercial public telecommunications facility shall demonstrate that they have complied with applicable regulations of the FCC and the FAA. If a proposed telecommunications tower or monopole is higher than 200 feet or within (5) five miles of either Dulles or Leesburg Airports, the applicant will provide verification that he/she has notified the appropriate airport authority (Metropolitan Washington Airports Authority or the Town of Leesburg) and that the FAA has determined that the proposed facility is neither a hazard nor an obstruction to aviation.
2. An applicant or its successors shall remove all unused structures and facilities from a commercial public telecommunication site, including towers and monopoles, within 90 days of cessation of commercial public telecommunication use or the expiration of the lease, whichever occurs first, and the site should be restored as closely as possible to its original condition.

D. IMPLEMENTATION POLICIES

The implementation policies specify strategies for the County to execute this telecommunications plan. The policies give guidance to applicants proposing new commercial public telecommunication facilities as well as outline further actions the County intends to take to implement these policies.

1. The County should initiate a Zoning Ordinance amendment to develop regulations that comply with this plan. The Zoning Ordinance performance standards for commercial public telecommunication facilities should be revised to be in conformance with these policies.
2. The County should maintain maps of existing and proposed telecommunication facilities, public facility sites, and areas of by-right zoning for telecommunication monopoles for information purposes.
3. The Joint Annexation Committees for Purcellville and Round Hill should be encouraged to adopt the County's commercial public telecommunication policies for their Urban Growth Areas.
4. Require all applications for future monopoles and towers to :
 - a. Demonstrate that the location proposed has resulted from the systematic review of all options from the hierarchy of County location preferences and justify the option selected.
 - b. Demonstrate compliance with all design criteria. The applicant should provide a photo-image or other similar visual simulation to show the proposed tower or monopole in relation to its surroundings. The applicant should provide such visual imagery from several different perspectives to help determine the extent to which the facility could be designed to mitigate the visual impact on area residences and roads.
 - c. Address the terms and conditions under which collocation by other users would be acceptable.
5. Applicants for proposed new towers should notify in writing and meet with citizens in the vicinity of the proposed site at least three weeks prior to the Planning Commission public hearing.
6. Applicants for proposed new towers are encouraged to provide space on the tower for Loudoun County Fire and Rescue communication purposes.